



**Chester
County
Bar
Association**

Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

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James Lee v. John Morgan

Preliminary objections – Heading of count – Contract – Oral contract

1. In ruling upon preliminary objections, a court assumes that all facts pled in the complaint are true; on the other hand, averments of fact appearing only in plaintiffs' brief in opposition to preliminary objections do not have that same status.
2. The title of a count is not necessarily controlling, so that a count may be sustained if the facts set forth therein state a claim, even if not the claim implied by the heading.
3. A cause of action for breach of contract must be established by pleading (a) the existence of a contract, including its essential terms, (b) a breach of a duty imposed by the contract and (c) resultant damages. While not every term of a contract must be stated in complete detail, every element must be specifically pleaded. Clarity is particularly important where an oral contract is alleged.
4. The Court Held the preliminary objections were sustained in part and otherwise overruled.

R.E.M.

C.C.P., Chester County, Pennsylvania Civil Action No. 10-06939; James Lee, et al v. John Morgan, et al

Erick J. Kirker for Plaintiffs

Jeffrey R. Sommer for Defendants Morgan and Executive Landscape

Andrew L. Miller for Defendant JP Morgan Homes

Shenkin, J., October 6, 2011:-

[59 Ches. Co. Rep. **James Lee v. John Morgan**]

JAMES LEE, et al., : IN THE COURT OF COMMON PLEAS
Plaintiffs : CHESTER COUNTY, PENNSYLVANIA

VS. : NO. 10-06939

JOHN MORGAN, et al.,: :
Defendants : CIVIL ACTION

Erick J. Kirker, Esquire, Attorney for Plaintiffs

Jeffrey R. Sommer, Esquire, Attorney for Defendants Morgan and Executive
Landscape

Andrew L. Miller, Esquire, Attorney for Defendant JP Morgan Homes

ORDER

AND NOW, this 6th day of October, 2011, upon consideration of the preliminary objections of defendants Morgan and Executive Landscape to plaintiffs' complaint and plaintiffs' response thereto, it is hereby ORDERED that the preliminary objections are SUSTAINED in part. Count I of the complaint is hereby STRICKEN as to defendants John Morgan and Executive Services,¹ and counts II,² III³ and VII⁴ of the complaint are hereby STRICKEN in their entirety as to all objecting defendants. Otherwise, the preliminary objections are overruled.⁵ Pursuant to Pa.R.C.P. No. 1028(e), plaintiffs shall have the right to file a properly verified amended complaint within twenty (20) days from the date of this order. If plaintiffs do not file an amended complaint then, pursuant to Pa.R.C.P. No. 1028(d), objecting defendants shall have the right to plead over to the complaint, as modified by this order, within thirty (30) days from the date of this order.

BY THE COURT:

/s/ Hon. Robert J. Shenkin

¹ In ruling upon the present preliminary objections, we have assumed that all facts pled in the complaint are true. (Averments of fact appearing only in plaintiffs' brief in opposition to these preliminary objections do not have that same status and have been disregarded as part of our consideration of these preliminary objections.) On that basis, it would appear that defendants John Morgan, Morgan Homes and Executive Landscaping constructed and renovated a property. Morgan Homes, John Morgan and Melissa Morgan then contracted

to sell the property to plaintiffs. Accordingly, plaintiffs' claims against Executive Landscaping arise only from its construction activities, plaintiffs' claims against Melissa Morgan arise only from her contract with plaintiffs but the claims against John Morgan can be based upon either or both bases. Nevertheless, Count I, Negligence, cannot proceed against either Executive Landscaping or John Morgan. Any claim of negligence against John Morgan arising out of his status as a party to the contract is barred by the gist of the action doctrine. Although both Executive Landscaping and John Morgan, in his capacity as a person who performed construction activity, may be liable to plaintiff for breach of warranty, claims for breach of warranty and for negligence are not identical. Although the title of a count is not necessarily controlling so that a count may be sustained if the facts set forth therein state a claim even if not the claim implied by the heading, we note that plaintiff has elsewhere pled a claim for breach of warranty against both of these defendants (notwithstanding that the title of that count may be less than perfectly accurate) and, therefore, to the extent that Count I could be generously construed as stating a claim for breach of warranty, it would, as such, merely duplicate Count III. In arguing that they can maintain an action in negligence, plaintiffs cite two appellate cases, *Krisovich v. John Booth, Inc.*, 181 Pa.Super. 5, 121 A.2d 890 (1956) and *Prost v. Caldwell Store, Inc.*, 409 Pa. 421, 187 A.2d 273 (1963) but those cases are inapposite as they deal with claims for personal injuries as to which the law regarding liability for negligent conduct is entirely different from the law applicable to the claims in this case.

² Count II is based upon an alleged "oral contract for services with Defendants." As pled, Count II fails to set forth a cause of action. As stated in *Pennsy Supply, Inc. v. American Ash Recycling Corp. of Pennsylvania*, 895 A.2d 595, 600 (Pa.Super. 2006), " 'A cause of action for breach of contract must be established by pleading (1) the existence of a contract, including its essential terms, (2) a breach of a duty imposed by the contract and (3) resultant damages.' *Corestates Bank, N.A. v. Cutillo*, 723 A.2d 1053, 1058 (Pa.Super. 1999). While not every term of a contract must be stated in complete detail, every element must be specifically pleaded. *Id.* at 1058. **Clarity is particularly important where an oral contract is alleged.** *Snaith v. Snaith*, 282 Pa.Super. 450, 422 A.2d 1379, 1382 (1980). (emphasis added.)

³ Count III is plaintiffs' breach of warranty claim. Based upon the facts pled in the complaint and ultimately dependent upon proof thereof, plaintiffs' can maintain an action against objecting defendants John Morgan and Executive Services for breach of the implied warranty of reasonable workmanship and habitability. However, that claim must be pled with reasonable specificity. Although Count III does incorporate by reference previous averments, some pertain to a claim for breach of warranty and some do not. The specific breaches of warranty are undoubtedly to be found among the claims of negligent conduct — although the actual claims of warranty breaches should be set forth with specificity and not as "including but not limited to" or some other overly broad and imprecise statement — but, as pled, Count III is simply too amorphous to be reasonably responded to by object-

ing defendants. Therefore, if plaintiffs wish to maintain an action for breach of warranty, they must replead this count.

⁴ Count VII appears to be a claim based upon fraud but is insufficiently specific. The complaint alleges that fraudulent misrepresentations were made but is not specific as to which party specifically made the representation, when each such representation was made and, with more specificity than is presently in the complaint, of what the representation consisted, i.e. what was said or written. See, e.g., *Youndt v. First National Bank of Port Allegany*, 868 A.2d 539, 545 (Pa.Super. 2005).

⁵ Objecting defendants are correct that the verification to the complaint is defective. Even if the plaintiffs were out of the jurisdiction, as plaintiffs state in their brief, the verification to the complaint does not comply with Pa.R.C.P. No. 1024(c). Nor does attaching a verification to a response to preliminary objections actually cure that defect but we find it to be close enough. The verification attached as exhibit A to plaintiffs' response to preliminary objections is hereby deemed to be a part of plaintiffs' complaint. We find no bar to filing a complaint naming parties not named in a writ of summons in a case initiated by writ of summons. Of course, as to any such party, the complaint is original process.

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 11-09158**

NOTICE IS HEREBY GIVEN that the name change petition of Maureen K. Sutcliffe, natural mother of Colin Zane Sutcliffe, minor child was filed in the above-named court and will be heard on November 14, 2011, at 9:30 AM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: August 18, 2011

Name to be changed from: Colin Zane Sutcliffe to: Zane Wolf

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 11-11011**

NOTICE IS HEREBY GIVEN that the name change petition of Stephen Ira Werner was filed in the above-named court and will be heard on January 9, 2012, at 9:30 AM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: October 6, 2011

Name to be changed from: Stephen Ira Werner to: Steven Ira Werner

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

THOMAS K. SCHINDLER, Attorney for
Petitioner
Reger Rizzo & Darnall LLP
158 West Gay Street
Suite 210
West Chester, PA 19380

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 11-11162**

NOTICE IS HEREBY GIVEN that the name change petition of Anthony Mina, natural father of Alexis Marie Moore, minor child was filed in the above-named court and will be heard on November 14, 2011, at 9:30 AM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: October 11, 2011

Name to be changed from: Alexis Marie Moore to: Alexis Marie Mina

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE
COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2011-11027**

NOTICE IS HEREBY GIVEN that on October 7, 2011, the Petition of STEPHANIE MARIE LEONHARDT, was filed in the above named Court, praying for a Decree to change her name to STEPHANIE MARIE TAUSCHER.

The Court has fixed December 12, 2011 at 9:30 o'clock a.m., in Courtroom No. 6, Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

DAVID M. MELCHIORRE

Attorney for Petitioner

28 S. Darlington Street

West Chester, PA 19382

610-692-2400

DISSOLUTION NOTICE

Notice is hereby given to all creditors and claimants of Genesis Health Ventures of Lanham, Inc., a business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and that the board of directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988.

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1st Publication

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BRONSTON, Elisie, late of Oxford. Lonnie K. Wilder, 1017 Glendora Rd S, Poinciana, FL 34759, Executor.

CIACCI, Elizabeth A., late of West Brandwine Township. Andrea C. Freeman, P.O. Box 113, Valley Forge, PA 19481, Executrix. **JAMES R. FREEMAN**, Esquire, 606 S. Main Street, Phoenixville, PA 19460, atty.

CROSS, Corinnita, late of Malvern. Ian Cross, 503 Swedesford Road, Malvern, PA 19355, Executor. **EDITH CHEW LLC**, 20 West Miner Street, West Chester, PA 19382, atty.

DILWORTH, Maryland L., late of East Brandywine Township. Lawrence M. Dilworth, Jr., care of **JOSEPH A. BELLINGHIERI**, Esquire, 17 W. Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. **JOSEPH A. BELLINGHIERI**, Esquire, MacElree Harvey Ltd., 17 W. Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

ENGER, Shari Ann, a/k/a Shari Ann Kubicek Enger, late of Charlestown Township. Mathew S. Enger, 269A West Wendy Way, King of Prussia, PA 19406 and Nathan Scott Embree, 111 East Easter Avenue, Littleton, CO 80122, Administrators.

FRESTA, Irene T., a/k/a Irene (nee)Andrilli, late of Chester County. Ross K. Fresta, care of **JOHN A. NOVELLO**, Esquire, 221 N. Olive Street, Media, PA 19063, Administrator. **JOHN A. NOVELLO**, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

GRASSBERG, Eugene, late of Pennsbury Township. Mary McLaughlin-Koprowski, care of **JEAN WHITE E. JONES**, Esquire, 130 West Lancaster Avenue, Wayne, PA 19087, Executrix. **JEAN WHITE E. JONES**, Esquire, Butera & Jones, 130 West Lancaster Avenue, Wayne, PA 19087, atty.

GREER, James M., late of Westtown Township. Margaret G. Davis, 1670 Fox Crossing, West Chester, PA 19380, Executrix. **FRANK W. HAYES**, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

HENNESY, Clare M., late of Schuylkill Township. Celia A. Rafalowski, care of **DAVID M. FREES**, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. **DAVID M. FREES**, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

KILBY, Larry J., late of West Grove. Larry J. Kilby, care of **LARRY ELLIOT JONES**, Esquire, 118 West Evergreen Street, West Grove, PA 19390, Executor. **LARRY ELLIOT JONES**, Esquire, 118 West Evergreen Street, West Grove, PA 19390, atty.

KOVATCH, Dorothy M., late of Honey Brook. Carolyn D. Arnold, 35 Lenape Way, Honey Brook, PA 19344, Executrix.

LEBOUTILLIER, Zelinda, late of West Whiteland Township. **LOUIS N. TETI** and Kathryn V. Snyder, care of **LOUIS N. TETI**, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executors. **LOUIS N. TETI**, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

LUICANA, Marjorie S., late of North Convery Township. Judith Ann Emrich, 1831 Ashton Drive, Lebanon, PA 17046 and Donald G. Luicana, 99 Packer Avenue, Jim Thorpe, PA 18229, Executors. **JOHN A. KOURY**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

MESSICK, Robert E., late of Borough of Kennett. Sherry Lynn Albert, 105 Lincoln Street, Kennett Square, PA 19348, Executrix. **WILLIAM J. GALLAGHER**, Esquire, MacElree Harvey Ltd., 211 E. State Street, Kennett Square, PA 19348, atty.

PEPE, Joseph M., late of Easttown Township. Brenda Mc Fadden, 1430 N. Hirst Street, Philadelphia, PA 19151, Executrix. **ROBERT B. SHOEMAKER, JR.**, Esquire, 1800 East Lancaster Avenue, Paoli, PA 19301, atty.

ROBERTS, William B., Jr., late of Kennett Square Borough. Stephen R. Roberts, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

ROMANO, Angela R., late of Chester County. Jeffrey A. Romano, care of **MICHAEL P. ROWAN**, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. **MICHAEL P. ROWAN**, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

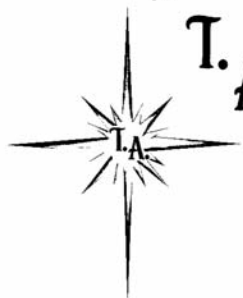
SCHWERING, Mary L., late of West Sadsbury Township. Andrew C. Cappelli, care of **JANIS M. SMITH**, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, Executor. **JANIS M. SMITH**, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, atty.

SLOAD, Lois I., late of Charlestown Township. Elizabeth A. Shunk, 4087 S. Whitehorse Road, Devault, PA 19432, Administratrix. **DAVID S. KAPLAN**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

SPIEGELFORD, Morton B., late of Tredyffrin Township. Eric R. Feld, care of **ALLISON BELL ROYER**, Esquire, 280 N. Providence Road, Media, PA 19063, Executor. **ALLISON BELL ROYER**, Esquire, 280 N. Providence Road, Media, PA 19063, atty.

VON REMBOW, Patricia J., late of Uwchlan Township. Penny K. Davis, 205 Louis Drive, Exton, PA 19341, Executrix. **WILLIAM T. KEEN**, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

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BOYD, Jeanne B., late of Borough of West Chester. Gail B. Mc Cown, 909 Glenbrook Avenue, Bryn Mawr, PA 19010, Executrix. L. FRANCIS MURPHY, Esquire, Murphy and Murphy, 801 Old Lancaster Road, Bryn Mawr, PA 19010, atty.

DORIZIO, Michael J., late of Chester County. Winifred DiAndrea, care of VALINDA G. LATOFF, Esquire, 800 Lancaster Avenue, Ste. T-2, Berwyn, PA 19312, Executrix. VALINDA G. LATOFF, Esquire, 800 Lancaster Avenue, Ste. T-2, Berwyn, PA 19312, atty.

FARREN, Gail, late of London Grove Township. Joseph Sutton, 2034 Chancellor Street, Philadelphia, PA 19103, Executor. WAYNE C. BUCKWALTER, Esquire, Cohen Seglias Pallas Greenhall & Furman, PC, 30 South 17th Street, 19th Floor, Philadelphia, PA 19103, atty.

FISSEL, John W., a/k/a John William Fissel and John Fissel, late of Tredyffrin Township. John W. Fissel, II, care of JOHN H. POTTS, Esquire, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, Executor. JOHN H. POTTS, Esquire, Herr, Potts & Potts, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, atty.

GEYER, Ronald Roy, late of West Chester. Pat Geyer, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

GRZYWACZ, Frances E., a/k/a Frances Elizabeth Grzywacz, late of Schuylkill Township. Thomas W. Grzywacz, Sr. and David P. Grzywacz, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, Executors. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, atty.

HOFFMAN, Faye A., late of Berwyn. Susan Johnson and Judith Baily, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executrices. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

JEFFERIS, Elsie R., late of City of Coatesville. Enoch R. Raysor, 127 Strode Avenue, Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

KISTNER, Mary Louise, late of West Grove. Edward C. Kistner, 26011 227th Place SE, Maple Valley, WA 98038, Executor.

KOMMER, William H., Sr., late of Lower Merion Township. William H. Kommer, Jr., 616 Sugartown Road, Malvern, PA 19355, Executor. PETER E. MOORE, Esquire, Narducci, Moore, Fleisher & Roeberg, LLP, 589 Skippack Pike, Suite 300, Blue Bell, PA 19422, atty.

LATTA, Eleanor Pyle, late of West Chester. Peter A. Latta, care of ELIZABETH P. MULLAUGH, Esquire, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166, Executor. ELIZABETH P. MULLAUGH, Esquire, McNees Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166, atty.

LOWERY, James F., a/k/a James F. Lowery, Jr., late of Tredyffrin Township. Joan H. Lowery, care of MICHAEL O'HARA PEALE, JR., Esquire, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544, Executrix. MICHAEL O'HARA PEALE, JR., Esquire, Timoney Knox, LLP, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544, atty.

PERRONE, Mary Lou, late of New Garden Township. Albert F. Perrone, Jr. and Mary Jean Perrone Callahan, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PYLE, Frederick E., Jr., late of Charlestown Township. Michael Gausch, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

SCHOLVIN, Gloria E., late of Coatesville. Christine Kunkel, 167 Monks Road, Saxonburg, PA 16056, Administrator. **WIEST**, **WIEST BENDER & RICE**, LLC, 5 North Second Street, Sunbury, PA 17801, atty.

3rd Publication

BISHOP, Harold E., a/k/a Harold Bishop, late of Borough of Malvern. David Bishop, care of **DAVID J. MOLOZNIK**, Esquire, 100 S. Broad Street, Suite 2230, Philadelphia, PA 19110, Executor. **DAVID J. MOLOZNIK**, Esquire, Fell & Spalding, 100 S. Broad Street, Suite 2230, Philadelphia, PA 19110, atty.

BREEN, John F., late of Downingtown. Maureen Fonda, 124 Governors Circle, Downingtown, PA 19335, Executrix.

BYERLY, Deborah, a/k/a Deborah S. Byerly, late of East Brandywine Township. John Eric Byerly and Colleen Marie Swope, care of **JAY G. FISCHER**, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executors. **JAY G. FISCHER**, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

CHADWICK, Raymond A., a/k/a Raymond Andersen Chadwick, late of Borough of Coatesville. Charlotte M. Chadwick, care of **ROMAN J. KOROPEY**, Esquire, 14 South Bryn Mawr Avenue, Suite 210, Bryn Mawr, PA 19010, Executrix. **ROMAN J. KOROPEY**, Esquire, Lamb McErlane PC, 14 South Bryn Mawr Avenue, Suite 210, Bryn Mawr, PA 19010, atty.

DAVIS, Nelda Wynn, late of West Chester. **P. RICHARD KLEIN**, Esquire, 218 West Miner Street, West Chester, PA 19382, Administrator. **P. RICHARD KLEIN**, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

DLUGOSZ, Mary, late of Oxford. Carol Palmos, 504 Southview Avenue, Kennett Square, PA 19348, Executrix. **THE LAW OFFICE OF KENNETH R. PYLE**, P.O. Box 141, Lewisville, PA 19351-0141, atty.

CHARLES T. DeTULLEO

Attorney at Law
134 North Church St.
West Chester, PA 19380
610-436-5766

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*Referral fees paid when permitted by the Rules of Professional Conduct. Fax and email available to referring attorneys.

FLEISCHMANN, Jacqueline, late of North Coventry Township. Philip Sotter, III, care of HOWARD E. KALIS, III, Esquire, 747 Constitution Drive, Suite 100, Exton, PA 19341, Executor. HOWARD E. KALIS, III, Esquire, Fox Rothschild LLP, 747 Constitution Drive, Suite 100, Exton, PA 19341, atty.

FRIEND, Jean M., late of Phoenixville Borough. Dean M. Friend, Jr., 180 Irving Road, York, PA 17403, Administrator. KEITH A. HASLER, Esquire, 9 North Beaver Street, York, PA 17401, atty.

HAZELGREEN, Kathleen Anne, a/k/a Kathleen A. Hazelgreen, late of West Chester. Kathleen A. Harris, 211 Colwyn Terrace, West Chester, PA 19380, Executrix. JUSTIN J. MCCARTHY, Esquire, 118 John Robert Thomas Drive, Exton, PA 19341, atty.

JAMES, Freda L., late of West Sadsbury Township. Joseph C. Lynch, 949 Strasburg Road, Kinzers, PA 17535, Executor. THOMAS A. FANNING, Esquire, Kling & Fanning, LLP, 131 West Main Street, New Holland, PA 17557, atty.

KOSTESICH, Barbara, late of West Chester. John Z. Kotesich, 1240 E. Strasburg Road, West Chester, PA 19380 and Elizabeth (Corrie) Cadwallader, 404 Dimock Way, Wake Forest, NC 27587, Executors.

MAIERON, Maria, a/k/a Maria Ann Maieron, late of Borough of Kennett. Joann Wert, care of MARITA MALLOY HUTCHINSON, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, Executrix. MARITA MALLOY HUTCHINSON, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, atty.

MORRIS, Eleanor M., late of South Coventry Township. Samuel W. Morris, Jr., Eleanor M. Illoway, Cooper H. Morris and Allan B. Greenwood, care of J. STODDARD HAYES, JR., Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. J. STODDARD HAYES, JR., Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

MURRAY, Joseph F., late of Honey Brook Township. Joseph A. Murray, care of JANET M. COLLITON, Esquire, 790 E. Market Street, Suite 250, West Chester, PA 19382-4806, Executor. JANET M. COLLITON, Esquire, Colliton Law Associates, P.C., 790 E. Market Street, Suite 250, West Chester, PA 19382-4806, atty.

REISLER, Robert Powely, Sr., late of Elk Township. Robert Michael Reisler, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

RUHLMAN, Dorothy A., late of Devon, Easttown Township. David Ruhlman, 2123 Inverness Lane, Berwyn, PA 19312, Executor.

RUSSELL, Mary R., late of Borough of Kennett Square. Graystone Wealth Management, Attn: Michelle Steinberger, 17 East Market Street, P.O. Box 3105, West Chester, PA 19381, Executor. THOMAS E. MARTIN, JR., Esquire, 201 South Broad Street, P.O. Box 392, Kennett Square, PA 19348, atty.

STRICKER, Gregory S., late of Phoenixville. Joanne M. Stricker, care of SUSAN N. DENARO, Esquire, 501 Park Road North, P.O. Box 6263, Wyomissing, PA 19610, Administrator. SUSAN N. DENARO, Esquire, Rabenold Koestel Scheidt, 501 Park Road North, P.O. Box 6263, Wyomissing, PA 19610, atty.

FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

Yesteryear Homewares, with its principal place of business at 118 Partridge Way, Landenberg, PA 19350.

The application has been (or will be) filed on: August 1, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Barbara Odell, 118 Partridge Way, Landenberg, PA 19350. This was filed in accordance with 54 PaC.S. 311.

Final Finishes Cleaning Services, with its principal place of business at 220 Highland View Dr., Lincoln University, PA 19352.

The application has been (or will be) filed on: July 14, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: David Feret, 220 Highland View Dr., Lincoln University, PA 19352. This was filed in accordance with 54 PaC.S. 311.

1st Publication**NOTICE OF TRANSFER OF ATTORNEYS TO INACTIVE STATUS**

Notice is hereby given that the following **Chester County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated September 20, 2011, pursuant to Rule 219, Pa.R.D.E., which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$200.00. The Order became effective October 20, 2011.

Albanese, Robert John

Boyd, Penelope A.

Cheever, Christy Ann

Funaro, Joseph J.

Grey, Caitlin Marshall

Knecht, Robert Marsh

Morris, Michael J. Jr.

Nester, Raymond D.

Nofer, Michelle Smith

Tansimore, Jeffrey Douglas

Thomson, Sara J.

Suzanne E. Price

Attorney Registrar

The Disciplinary Board of the
Supreme Court of Pennsylvania

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James C. Schwartzman, Esq.

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Dana Pirone Carosella, Esq.

Representing attorneys in disciplinary and ethics matters for 16 years
Author and Speaker on ethics matters

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NOTICE

Chester County Orphans Court
Docket # 1510-1977
Public Auction
Sat. Nov. 26 at 10 AM
201 Union Ave.
Coatesville, Pa. 19320
Rowhome – 10% cash deposit
Inspection 1 hr. before or by appt.
Estate of Elizabeth C. Hracho A/K/A
Betty Hracho.
Rook Auction & Appraisal Svc. LLC
RH 00927
www.rookauctions.com

**DOWNINGTOWN AREA SCHOOL DISTRICT
CHESTER COUNTY, PENNSYLVANIA**

PUBLIC NOTICE

NOTICE IS GIVEN that a hearing shall be conducted on the Amended Petition of the Board of School Directors of the Downingtown Area School District to Sell Unnecessary Lands and Buildings by Private Sale (“the Petition”) on Monday, November 21, 2011, in Courtroom # 3 of the Chester County Justice Center, 201 W. Market Street, West Chester, PA at 11:30 a.m. The purpose of the hearing is to address Downingtown Area School District’s (“the School District”) Amended Petition for approval to sell by private sale, under the terms set forth below and contained in the Amended Petition, the School District’s former warehouse located at 320 Boot Road, East Caln Township, Chester County, Pennsylvania also known as tax parcel number 40-03-0011.060E, deed reference Book 7051 page 1713 (“the Property”).

The Property is approximately two acres and is improved with a 20,008 square feet flex warehouse with related improvements, including approximately 2000 square feet of finished administrative space within the warehouse and an asphalt parking area. The warehouse is also improved with a gas fired heater, a fire suppression sprinkler system, six roll-up doors and fluorescent lighting throughout and is serviced by public water, public sewer and natural gas. The Property is located within the I-1 Industrial Zoning District of East Caln Township.

The Property is being sold pursuant to an Agreement of Sale, as amended, to Michael Homaijani (“the Purchaser”) with an address of Import Cars of West Chester, 700 East Market Street, West Chester, PA 19382. The Purchaser has offered \$1.7 Million for the Property and has offered to pay all real estate transfer tax. The School District has agreed to pay a broker’s fee to Times Real Estate, Inc. in the amount of 3% of the purchase price. The School District seeks Court approval at the hearing on the date and time set forth above to the sell the Property to Purchaser by private sale pursuant to the Pennsylvania School Code of 1949, 24 P.S. §7-707(3) under these terms and conditions and as further set forth in the Agreement of Sale, as amended.

At the hearing, the School District shall offer evidence in support of its Amended Petition. The hearing shall be open to the public. Any interested persons may appear and participate at the hearing and may offer evidence in support of or in opposition to the School District’s Amended Petition. The Amended Petition and the Agreement of Sale, as amended, may be reviewed upon request during regular business hours at the Administrative Offices of the School District, 540 Trestle Place Downingtown, PA 19335, c/o Richard A. Fazio, (610) 269-8460. For more information, please contact:

Guy A. Donatelli, Esquire
Lamb McErlane PC
24 East Market Street
West Chester, PA 19381
Direct Dial: (610) 701-4419
Facsimile: (610) 692-0877
Email: gdonatelli@chescolaw.com

Guy A. Donatelli, Solicitor Downington Area School District

NOTICE

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

Attorneys for Plaintiff

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

OneWest Bank, FSB (d/b/a Financial Freedom,
a division of OneWest Bank, FSB)

Chester County
Court of Common Pleas

Plaintiff

v.

Sorayda Ortiz, Known Surviving Heir of Laura J. Robb,
Deceased Mortgagor and Real Owner, Unknown
Surviving Heirs of Laura J. Robb, Deceased Mortgagor
and Real Owner and Howard W. Robb, Known Surviving
Heir of Laura J. Robb, Deceased Mortgagor and Real Owner

Number 11-08245

Defendants

**TO: UNKNOWN SURVIVING HEIRS OF LAURA J. ROBB, DECEASED MORTGAGOR
AND REAL OWNER**

TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE

**PREMISES SUBJECT TO FORECLOSURE: 1218 EAST KINGS HWY, COATESVILLE,
PENNSYLVANIA 19320**

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**Lawyer Referral Service
Chester County Bar Association
15 West Gay Street, Second Floor
West Chester, PA 19380**

NOTICE**NOTICE OF WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

SADSBURY TOWNSHIP	:	NO. 2009-05225-LN
	:	
vs.	:	CIVIL ACTION - LAW
	:	
DONNA BOLIVAR	:	
	:	
	:	
SADSBURY TOWNSHIP	:	NO. 2010-06540-LN
vs.	:	CIVIL ACTION - LAW
	:	
DONNA BOLIVAR	:	
	:	
	:	
SADSBURY TOWNSHIP	:	NO. 2011-08006-LN
	:	
vs.	:	CIVIL ACTION - LAW
	:	
DONNA BOLIVAR	:	

NOTICE

To Donna Bolivar:

You are hereby notified that on September 30, 2011 and October 5, 2011 Plaintiff, Sadsbury Township, filed three Praecipe for Writ of Scire Facias Sur Municipal Claim and the Prothonotary of the Court of Common Pleas of Chester County issued said Writs on said Claims against the property located at 808 Timber Drive, Sadsbury Township, Chester County Pennsylvania, as more particularly described as tax parcel no. 37-4-183, owned or reputed to be owned by you.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before twenty (20) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD INFORM YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

CHESTER COUNTY BAR ASSOCIATION
Lawyer Referral Service
15 West Gay Street, 2nd Floor
West Chester, PA 19380
(610) 429-1500

3rd Publication

NOTICE

NOTICE IS HEREBY GIVEN that a hearing on the Joint Petition of the Borough of Downingtown and J. Loew & Associates and Progressive Housing Ventures, LLC, for Declaration that No Court Approval Is Required for the Utilization of Certain Real Property Retained by the Borough, filed on September 16, 2011 in the Chester County Court of Common Pleas, Orphans' Court Division, No. 1511-1629, is scheduled to be heard before The Honorable Katherine B. L. Platt on November 10, 2011 at 9:30 a.m. in Courtroom 16 in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania. Any resident of the political subdivision or any group or organization of residents of the political subdivision shall have the right to file a protest and, in the discretion of the Court, shall be entitled to be heard in person or by counsel or to intervene in such action and to be a party thereto. This notice is being published in accordance with 53 P.S. § 3385 by the Borough of Downingtown.

Stephen T. Sullins
Borough Manager/Secretary

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SHERIFF SALE OF REAL ESTATE

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, NOVEMBER 17, 2011 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTR, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, DECEMBER 19, 2011. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

N.B.—TEN PERCENT (10%) OF THE PURCHASE MONEY MUST BE PAID AT THE TIME AND PLACE OF SALE. PAYMENT MUST BE MADE IN CASH, CERTIFIED CHECK, OR MONEY ORDER MADE PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE MADE PAYABLE TO SHERIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE.

CAROLYN B. WELSH, SHERIFF

2nd Publication

SALE NO. 11-11-683
Writ of Execution No. 11-05626
DEBT \$248,169.11

ALL THAT CERTAIN lot or piece of ground, described as one lot situate partly in the Township of East Pikeland and partly in the Township of West Vincent, County of Chester and State of Pennsylvania and described according to a survey and plan thereof made by C. Raymond Weir, Esq. R.S. of Ambler, PA on the 30th day of November, A.D. 1940 as follows, to wit:

BEGINNING at a point in the middle line of a private (now public) road called Hillcrest Avenue (40 feet wide) at the distance of three hundred thirty seven and eighty one one-hundredths

feet measured north 49 degrees 29 minutes 30 seconds. West along the middle line thereof from a point which said last mentioned point is at the distance of one hundred eighty eight and thirty nine one hundredths feet measured north 53 degrees 26 minutes west along the middle line thereof from another point which last mentioned point is at the distance of three hundred twelve and fifty five one hundredths feet measured north 51 degrees 02 minutes west along the middle line thereof from its point of intersection with the middle line of a private (now public) road called Valley Dell Boulevard, (40 feet wide); thence extending from said above mentioned point and along the middle line of said Hillcrest Avenue (crossing a private (now public) called Forrest Avenue) north 49 degrees 29 minutes 30 seconds west two hundred seventeen and forty three one hundredths feet to a point in the line between land formerly of Carl Miller (of which this is a part) and line of land of Benjamin Smedley and Walter Szymkiewicz, which point is on the northwesterly side of said Forrest Avenue; thence extending south 55 degrees 46 minutes west sixty six and five one hundredths feet to a point; thence extending south 37 degrees 09 minutes 30 seconds west fifty three and eighty three one hundredths feet to a point in the said Forrest Avenue; thence extending south 52 degrees 50 minutes 30 seconds east one hundred one and ninety four one hundredths feet to a point; thence extending south 55 degrees 46 minutes west, extending south 51 degrees 07 minutes east one hundred thirty four and eighty three one hundredths feet to a point; thence extending north 38 degrees 53 minutes east one hundred thirteen and forty nine one hundredths feet to a point in the middle of said Forrest Avenue and the first mentioned point and place of beginning.

TAX Parcel Number: 26-02P-0038/UPI #26-2P-38

IMPROVEMENTS: residential dwelling

TITLE to said premises is vested in Lesa F. Elkhoully, her heirs and assigns by reason of the following:

BEING the same premises which Martha R. Smiley by Deed dated 8/27/2003 and recorded 9/8/2003 in the County of Chester in Record Book 5877, Page 2333 conveyed unto Abdelkhalek M. Elkhoully and Lesa F. Elkhoully, as tenants by the entirety.

AND the said Abdelkhalek M. Elkhoully and Lisa F. Elkhoully were divorced from the bonds of matrimony in Docket #2006-03414-DI on 8/25/2006.

AND also being the same premises

which Abdelkhalek M. Elkhoully and Lesa F. Elkhoully, husband and wife by Deed dated 10/26/2006 and recorded 11/20/2006 in the County of Chester in Record Book 7012, Page 843 conveyed unto Lesa F. Elkhoully, her heirs and assigns.

PLAINTIFF: Fannie Mae

VS

DEFENDANT: **LESA F. ELKHOULY**

SALE ADDRESS: 150 Hillcrest Ave,
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, 610-328-2887**

SALE NO. 11-11-685

Writ of Execution No. 09-14961

DEBT \$506,693.56

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania, described according to a final plan of "Elk Creek Farms", prepared by Kelly & Associates, Inc., Consulting Engineers & Surveyors, Glen Mills, PA, dated 10/9/98, last revised 11/3/99 and recorded in the Office of the Recorder of Deeds, West Chester, PA, as of Plan No. 15972, as follows, to wit:

BEGINNING at a point of curve on the southeasterly side of Alba Court cul-de-sac (shown as Road "J" on said plan), said point being a corner of Lot No. 159, as shown on said plan; thence extending from said beginning point along Lot No. 159 south 43 degrees 00 minutes 20 seconds east 33.12 feet to a point, a corner of Lot No. 157; thence extending along said Lot No. 157 south 09 degrees 37 minutes 55 seconds east 125.00 feet to a point on the northwesterly side of Allsmeer Drive (shown as Road "D" on said plan) (50 feet wide right of way); thence extending along said Allsmeer Drive the two (2) following courses and distances: (1) south 80 degrees 22 minutes 05 seconds west 22.43 feet to a point of curve in same; and (2) on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 132.04 feet to a point of compound curve, said point of compound curve being the radial round corner connecting the northwesterly side of Allsmeer Drive with the southeasterly side of Alba Court (50 feet wide right of way); thence extending along said radial round corner on the arc of a circle curving to the right having a radius of 17.00 feet the arc distance of 26.92 feet to a point of tangent on the said southeasterly side of Alba Court; thence extending along the southeasterly side of

Alba Court north 34 degrees 19 minutes 35 seconds east 93.45 feet to a point of curve, said point of curve being the southeasterly terminus of the Alba Court cul de sac; thence extending on the arc of a circle curving to the right having a radius of 17.00 the arc distance of 16.90 feet to a point of reverse curve on the southeasterly side of said Alba Court cul de sac; thence extending along same on the arc of a circle curving to a circle curving to the left having a radius of 60.00 feet the arc distance of 46.37 feet to a point being the first mentioned point and place of beginning.

BEING Lot No. 158 as shown on said Plan.

TITLE to said premises is vested in Keith J. McKittrick and Kimberly A. McKittrick by Deed from Baker Residential of Pennsylvania, LLC dated February 25, 2005 and recorded March 11, 2005 in Deed Book 6432, Page 2350.

PREMISES being known as: 357 Alba Court, Penn Township, Pennsylvania 19390.

TAX I.D. #: 58-03-0366

PLAINTIFF: Deutsche Bank National Trust Co

VS

DEFENDANT: **KEITH & KIMBERLY MCKITTRICK**

SALE ADDRESS: 357 Alba Court,
West Grove, PA 19390

PLAINTIFF ATTORNEY: **MARGARET GAIRO, 215-790-1010**

SALE NO. 11-11-686

Writ of Execution No. 11-10-13590

DEBT \$747,279.68

ALL THAT CERTAIN stone tenement and lot or piece of land, situate in the Township of Charlestown, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stone in a State Road leading from West Chester to Phoenixville, and at a corner of lands of Frank Young; thence along said lands south fifty-one degrees thirty minutes west, fourteen perches and nine-tenths to a stake a corner of lands of Orville March; thence by the same north forty-two degrees west, nine perches and one tenth to a stone; thence along the same and land of Charles R. Quimby north twenty-six degrees west, twelve perches and fifteen one-hundredths to a stake; thence by the same north forty-four degrees forty-five minutes east, forty-five perches and two-tenths to a stake, a corner of lands now or late of Jones Tustin; thence by said lands south forty-seven degrees east, twenty-four perches and eight-tenths to a post, a corner of Harman

Reese's land; thence by the same south forty-three degrees west twenty-three perches to a stake and by the same and by lands of William Jacobs south fifty-six degrees west, eleven perches to the place of beginning.

CONTAINING seven acres and ten square perches of land, be the same more or less.

EXCEPTING and reserving out of the above described land, a certain tract or piece of land containing 1.105 acres, conveyed by Mathias P. Buckwalter to the Phoenixville and West Chester Company by Deed dated November 24, 1882, and recorded in Deed Book P-9, Volume 212, Page 444.

TAX ID / Parcel No. UPI #: 35-2-95; 35-2-101; and 35-2-102.

BEING the same premises which Andrew G. Nessor and Barbara A. Nessor, acting herein by Mary Pat McCarthy, her agent, duly constituted and appointed by Power of Attorney dated June 14, 2006, and recorded in POA Book 6879, Page 1955. Said Deed being dated June 16, 2006 and recorded June 26, 2006 in Chester County in Record Book Volume 6879, Page 1959 conveyed the within premises unto Hartman Run, LLC, in fee.

PLAINTIFF: First National Bank of Chester County

VS

DEFENDANT: **HARTMAN RUN LLC**

SALE ADDRESS: 1 Hartman Run, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JENNIFER D. GOULD, 215-638-9330**

SALE NO. 11-11-687
Writ of Execution No. 11-05839
DEBT \$146,310.92

ALL THAT CERTAIN tract of land upon which is built a dwelling house, in the borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Third Avenue, a corner of a Lot with a house designated as No. 413 Third Avenue erected thereon and distance three hundred forty-seven feet eastwardly from the east building line of Culvert Street, measuring along the center line of Third Avenue; thence along the aforesaid lot north eight degrees thirty-four minutes west, one hundred sixty-four feet to a point in the center line of Spruce Alley twenty feet wide; thence along the same north eighty-one degrees twenty-six minutes

east, twenty-three and eighty-three one-hundredths feet to a point, a corner of Lot with a house designated as No. 409 Third Avenue erected thereon; thence along said Lot and passing through the center of the middle dividing partition between the house erected on the Lot herein conveyed, designated as No. 411 Third Avenue, and said house erected on the Lot immediately adjoining it on the east, designated as No. 409 Third Avenue, south eight degrees thirty-four minutes east, one hundred sixty-four feet to a point in said center line Third Avenue; thence along the same south eighty-one degrees twenty-six minutes west, twenty-three and eight-three one hundreds feet to the place of beginning.

CONTAINING three thousand nine hundred and eight square feet of land, be the same more or less.

UPI #8-5-260

TAX Parcel #: 08-05-0260

BEING known as: 411 3rd Avenue, Parkesburg, PA 19365

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **ADAM JOCKEL**

SALE ADDRESS: 411 3rd Ave, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **MICHAEL TIMOTHY McKEEVER, 215-627-1322**

SALE NO. 11-11-688
Writ of Execution No. 07-07812
DEBT \$311,484.04

ALL THAT CERTAIN lot or piece of ground, situate in Westtown Township, Chester County, PA described in accordance with a Plan of Lots for Folcroft Construction Company made by Reeder and Margarity, professional engineers, Upper Darby, PA 7-31-1956, revised 8-27-1956, as follows, to wit:

BEGINNING at a point on the north-east side of Woodcrest Road (50 feet wide) said point being at the distance of 449.89 feet measured north 29 degrees 35 minutes 20 seconds west, from the intersection of the northeast side of Woodcrest Road (extended) with the northwest side of Clearview Road (extended) (50 feet wide); thence extending along the northeast side of Woodcrest Road north 29 degrees 35 minutes 20 seconds west, 77.401 feet to a point of curve; thence on the arc of a circle curving to the right, having a radius of 50 feet, the arc distance of 36.12 feet to a point of reverse curve; thence on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 45.417 feet to a corner of Lot No. 81;

thence along same north 49 degrees 46 minutes 29 seconds east, 271.524 feet to a point; thence south 29 degrees 35 minutes 20 seconds east, 202.89 feet to the point; thence south 60 degrees 24 minutes 40 seconds west, 291 feet to the first mentioned point and place of beginning.

BEING Lot No. 82 on said Plan.

CONTAINING 1.1249 acres of land, more or less.

PARCEL No. 67-2-57.

BEING known as: 207 Woodcrest Road, West Chester, PA 19382

PROPERTY ID No.: 67-2-57

PARCEL No.: 67-02-0057

TITLE to said premises is vested in Michael P. McGonigal and Donna Jean McGonigal, husband and wife by Deed from David Szabo, Executor of the Estate of J. Lester Szabo, deceased dated 04/21/1995 recorded 05/09/1995 in Deed Book 3889 Page 1541.

PLAINTIFF: LaSalle Bank National Association (Trustee) aka Merrill Lynch Mortgage Investors Trust Mortgage

VS

DEFENDANT: **MICHAEL P. & DONNA JEAN MCGONIGAL**

SALE ADDRESS: 207 Woodcrest Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **HEATHER RILOFF, 856-669-5400**

SALE NO. 11-11-689

Writ of Execution No. 10-08554

DEBT \$231,971.38

ALL THAT CERTAIN property situated in the Township of London Grove, in the County of Chester and the Commonwealth of Pennsylvania, being described as follows: UPI #59-8-90.1. Being more fully described in a Deed dated 11/23/2004 and recorded 12/09/2004, among the land records of the county and state set forth above, in Deed Volume 6356 and Page 1834. Tax map or parcel ID No. 59-08-0090.010.

TAX Parcel #59-08-0090.010

PROPERTY address: 100 State Road, West Grove, PA 19390

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Christopher A. Cruser and Melissa R. Cruser

BY Deed from: Kenneth Cruser and Nancy Cruser, husband and wife

DATED: 11/23/2004 and Recorded: 12/09/2004

BOOK: 6356 Page: 1834

PLAINTIFF: Citimortgage Inc
VS

DEFENDANT: **CHRISTOPHER & MELISSA CRUSER**

SALE ADDRESS: 100 State Rd., West Grove, PA 19390

PLAINTIFF ATTORNEY: **MICHAEL TIMOTHY MCKEEVER, 215-627-1322**

SALE NO. 11-11-690

Writ of Execution No. 10-07296

DEBT \$321,010.14

PREMISES A

ALL THAT CERTAIN unit in the property known, named and identified in the Plats and Plans referred to below as 208 Carter Center Condominium, a condominium situate in West Goshen Township, County of Chester and State of PA, which as heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act (68 P.A. C.S. 3101 et. seq.) by the recorded in the Office of the Recording of Deeds in and for Chester County of the Declaration of Condominium dated 8/20/1991, recorded on 9/12/1991 in Record Book 2583 Page 308, and Plat and Plans attached thereof and forming a part thereof, dated 8/7/1991 in Record Book 2583 Page 308 and Plat and Plans attached thereof and forming a part thereof, dated 8/7/1991 and recorded as Exhibit E of the Declaration of Condominium aforesaid, being designated on such Plats and Plans as Unit No. 17A and as more fully described in such Plats and Plans and Declarations, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.080%.

BEING UPI #52-5-336

BEING Unit #17A

PREMISES B

ALL THAT CERTAIN Unit in the property known, named and identified in the Plats and Plans referred to below as 208 Carter Center Condominium, a condominium situate in West Goshen Township, County of Chester and State of Pennsylvania, which as heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act (68 P.A. C.S. 3101 et. seq.) by the recorded in the Office of the Recorder of Deeds in and for Chester County of the Declaration of Condominium dated 8/20/1991, recorded on 9/12/1991 in Record Book 2583 Page 308, Condominium By-Laws dated 8/20/1991, recorded on 9/12/1991 in Record Book 2583 Page 308 and Plan and Plans attached thereof and forming a part thereof, dated 8/7/1991 and recorded as

Exhibit E of the Declaration of Condominium aforesaid, being designated on such Plats and Plans as Unit No. 17B and as more fully described in such Plats and Plans and Declarations, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.080%.

BEING UPI #52-5-337

BEING Unit #17B

BEING the same premises which John A. Dirocco, by Indenture bearing date 11/27/2002 and recorded 12/9/2002 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 5485 Page 1578 etc., granted and conveyed unto Glenview Properties, LLC, in fee.

PLAINTIFF: John Adamson, III

VS

DEFENDANT: **GLENVIEW PROPERTIES LLC**

SALE ADDRESS: 208 Carter Drive Suite 17A, West Chester, PA 19382

PLAINTIFF ATTORNEY: **PHILLIP DAVID BERGER, 610-668-0774**

SALE NO. 11-11-693

Writ of Execution No. 10-15042

DEBT \$271,216.28

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, Chester County and State of Pennsylvania, bounded and described according to Plan of Downingview Manor made by Yerkes Associated, Inc, Civil Engineers & Surveyors, West Chester, Pa., dated 7-3-1980 last revised 8-18-1980 and recorded as Plan No. 10224-10224 as follows, to wit:

BEGINNING at a point on the northerly side of Forest Drive, a corner of Lot 33; thence extending along same, north 20°, 15 minutes, 18 records east, 252.95 feet to a point in line of Lot, 35; thence extending along same, north 41°, 09 minutes, 52 seconds east, 94.00 feet to a point on the southerly side of Paul Nelms Drive; thence extending along same, south 50°, 13 minutes, 56 seconds east, 267.92 feet a point of curve thence extending along the arc of circle curving to the right with a radius of 15 feet, the arc distance of 24.86 feet to a point of compound curve, on Forest Drive; thence extending along the same, along the arc of a circle curving to the right with a radius of 477.52, the arc distance of 212.33 feet to a point of tangent; thence extending still along same, south 70°, 12 minutes, 19 seconds west, 4.00 feet to the point of beginning.

TITLE to said premises is vested in Qiao Hui Chen by Deed from Wang T. Wong and Lin Bin Wong, his wife dated November 19, 2008 and recorded February 6, 2009 in Deed Book 7585, Page 803.

PREMISES being known as: 10 Paul Nelms Drive, Downingtown, Pennsylvania 19335.

TAX I.D. #: 3905-0078

PLAINTIFF: New York Community Bank (Servicer for) DBA Federal Deposit Insurance Corporation (Receiver) DBA Amtrust Bank

VS

DEFENDANT: **QIAO HUI CHEN**

SALE ADDRESS: 10 Paul Nelms Dr, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **TERRENCE J. McCABE, 215-790-1010**

SALE NO. 11-11-694

Writ of Execution No. 11-00665

DEBT \$134,194.61

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester, and Commonwealth of Pennsylvania, bounded and described to a survey and plan thereof made by Earl R. Ewing, Inc., Phoenixville, Pennsylvania, dated September 16, 1968, as follows, to wit:

BEGINNING at a point on the southerly side of Ridge Avenue (40 feet wide), said point of beginning north 59 degrees 00 minutes west, 75.00 feet from the westerly side of Mason Street (50 feet wide), thence from the place of beginning, south 31 degrees 04 minutes west 100.54 feet along a block wall between the herein conveyed premises and former premises of the grantor, now of Norman L. Miller and Jean M. Miller, his wife, to a point; thence north 59 degrees 00 minutes west 25.00 feet to a point, a corner of other lands now or late of grantor; thence along the same north 31 degrees 04 minutes east, 100.54 feet to a point on the southerly side of aforementioned Ridge Avenue; thence along the same, south 59 degrees 00 minutes east 25.00 feet to the place of beginning.

CONTAINING 2,513.50 square feet of land be the same more or less.

TITLE to said premises is vested in Robert H. Espenship a/k/a Robert H. Espenship, Jr. and Margie M. Espenship by deed from Margie M. Espenship dated November 30, 2005 and recorded December 2, 2005 in Deed Book 6699, Page 2195.

PREMISES being known as: 66 Ridge

Avenue, Phoenixville, Pennsylvania 19460.

TAX I.D. #: 15-12-0133.020

PLAINTIFF: Bank of America

VS

DEFENDANT: **MARGIE &**

ROBERT ESPENSHIP

SALE ADDRESS: 66 Ridge Ave,
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **TER-
RENCE J. McCABE, 215-790-1010**

SALE NO. 11-11-695

Writ of Execution No. 09-09011

DEBT \$443,384.40

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, described according to a Plan for Providence Hill, made by Edward B. Walsh and Associates, Inc. dated 12/12/2003 last revised 12/14/2004 and recorded as Plan File 17297, bounded and described as follows to wit:

BEGINNING at a point on the westerly side of Road C (Bellevue Road) a corner of Lot No. 110 thence extending along said side of Road C (Bellevue Road) along the arc of a circle curving to the left having a radius of 475.00 feet the arc distance of 67.87 feet to a point of tangent and corner of Lot No. 108, thence extending along said side of Lot No. 108 north 80 degrees 00 minutes, 17 seconds west 120.00 feet to a point and corner of lands of Open Space as shown on said Plan, thence extending along said side of lands of open space north 14 degrees 05 minutes, 16 seconds east 84.93 feet to a point and corner of Lot No. 110, thence extending along said side of Lot No. 110 south 71 degrees 49 minutes, 11 seconds east 120.00 feet to the first mentioned point and place of beginning.

PROPERTY address: 121 Bellevue Drive East Fallowfield, Pa 19320

BEING the same premises which Rouse/Chamberlin LTD, by Deed dated 12/21/06 and recorded 01/04/07 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7049 Page 1060 in, granted and conveyed unto Vince and Karen Lyons, husband and wife.

PLAINTIFF: Deutsche Bank

VS

DEFENDANT: **VINCE & KAREN**

LYONS

SALE ADDRESS: 121 Bellevue Dr,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHAEL
TIMOTHY McKEEVER, 215-627-1322**

SALE NO. 11-11-696

Writ of Execution No. 10-04167

DEBT \$434,921.01

ALL THAT CERTAIN lot or piece of ground being known as Lot No. 19 situate in the Township of London Grove, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Major Subdivision Plan for Foxchase, prepared for Keystone Custom Homes by RGS Associates, dated 2/20/2004 last revised 11/23/2005 and recorded in Plan Book #17733, as follows, to wit:

BEGINNING at a point on the south-easterly side of Wreath Road (50 feet wide), a corner of this and Lot No. 20 on said Plan; thence extending from said point of beginning and along the southeasterly side of Wreath Road, aforesaid, the 2 following courses and distances, viz: (1) along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 66.55 feet (and a chord bearing of north 63 degrees 20 minutes 46 seconds east 66.15 feet) to a point of tangent therein; and (2) north 52 degrees 27 minutes 07 seconds east 13.73 feet to a point, a corner of Lot No. 18 on said Plan; thence extending along the same and through the bed of a proposed 20 feet wide sewer easement, south 37 degrees 32 minutes 53 seconds east 151.00 feet to a point in line of Open Space on said Plan; thence extending along the same, south 52 degrees 27 minutes 07 seconds west 144.05 feet to a point, a corner of Lot No. 21 on said Plan; thence extending along the same, crossing the aforesaid proposed 20 feet wide sewer easement and along Lot No. 20, aforesaid, north 15 degrees 45 minutes 34 seconds west 176.08 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Annalisa Torrente and Jim Hennesey, husband and wife, by Deed from Keystone Custom Homes, Inc., a PA Corporation, dated November 10, 2006 and recorded November 13, 2006 in Deed Book 7004, Page 660.

PREMISES being known as: 3 Wreath Road, West Grove, Pennsylvania 19390.

TAX I.D. #: 59-10.3.23

PLAINTIFF: Everhome Mortgage Company

VS

DEFENDANT: **ANNALISA TOR-
RENTE**

SALE ADDRESS: 3 Wreath Road,
West Grove, PA 19390

PLAINTIFF ATTORNEY: **TERRENCE J. McCABE, 215-790-1010**

SALE NO. 11-11-698
Writ of Execution No. 10-04204
DEBT \$81,026.43

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances. Situate in the Township of Elk, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Property known as Hickory Hill Estate, Section I, made by George Regestry, Jr. and Sons, Inc., dated 1/8/1974 and last received 2/25/1974 and recorded in the Office of the Recorder of Deeds in Plan Book 58 Page 16, as follows, to-wit:

BEGINNING at a point in the title line in the bed of a public road L.K. 15162, known as Media Road where it intersects with the title line in the bed of Public Road T-334, known as Hill Top Road; thence from the beginning point extending along said Media Road, north 70 degrees, 25 minutes, 22 seconds east, 350.09 feet to a point a corner of Lot #17; thence leaving the road and extending along said Lot, south 20 degrees, 34 minutes, 03 seconds east, 154.91 feet to a point a corner of Lot #11; thence along the same south 69 degrees, 05 minutes, 57 seconds west, 350.00 feet to a point in the title line of said Hill Top Road; thence along the same, north 20 degrees, 54 minutes, 03 seconds west, 163.00 feet to the point and place of beginning.

BEING Lot #10 on the above mentioned Plan.

CONTAINING 1.277 acres of land, be the same more or less.

PARCEL No.: 70-1-6.1

BEING known as: 2936 Reisler Road, Oxford, PA 19363.

BEING the same premises which Anthony J. Sylvester and Ruth Ann Sylvester, his wife, by Deed dated February 26, 1982 and recorded March 1, 1982 in and for Chester County, Pennsylvania, in Deed Book Volume Q59, Page 539, granted and conveyed unto John C. Andrew and Donna Sands Andrew, his wife, as tenants by entireties

PLAINTIFF: Private Capital Group LLC

VS

DEFENDANT: **JOHN & DONNA ANDREW**

SALE ADDRESS: 2936 Reisler Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **JOEL A. ACKERMAN, 908-233-8500**

SALE NO. 11-11-699
Writ of Execution No. 11-00323
DEBT \$8,685.76

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan for Eleanor Yearsley Bennett, made by John D. Stapleton, III registered Land Surveyor, recorded in Plan File #12316, as follows:

BEGINNING at a point on the westerly side of North 8th Street, said point being a corner of House No. 24; thence extending from said beginning point along North 8th Street, south 9 degrees, 16 minutes, 00 seconds east, 18.30 feet to a point on the northerly side of Diamond Street; thence extending along same, south 80 degrees, 44 minutes, 00 seconds west, 107 feet to a point, a corner of House No. 759 as shown on said Plan; thence extending along same north 9 degrees, 16 minutes, 00 seconds west, 18.30 feet to a point, a corner of House No. 24; thence extending along same north 80 degrees, 44 minutes, 00 seconds east, 107 feet to the first mentioned point and place of beginning.

BEING the same premises which Lawrence Ash Yearsley, Eleanor Yearsley Bennett, and Marguerite B. Yearsley, Executrix of the Estate of Charles Wistar Yearsley, by Deed bearing even date herewith and about to be recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, granted and conveyed unto Ernestine Ferguson, in fee.

BEING part of Parcel No. 16-6-247.

PLAINTIFF: Coatesville Savings Bank VS

DEFENDANT: **ERNESTINE E. FERGUSON**

SALE ADDRESS: 22 N. Eighth Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **GEORGE G. HEINEY, 610-932-3666**

SALE NO. 11-11-700
Writ of Execution No. 09-08523
DEBT \$273,949.49

ALL THAT CERTAIN tract of ground, situate in the Township of New Garden, County of Chester and State of Pennsylvania, bounded and

described according to a Plan of Subdivision of Phase 4 and 5 Bancroft Woods, made by Hillcrest Associates, Inc., dated 9/23/1994 and recorded in Chester County as Plan No. 12605, as follows, to wit:

BEGINNING at a point on the south side of Hillside Lane said point being a corner of Lot #94 as shown on said Plan; thence extending from said point of beginning along the south side of Hillside Lane the two following courses and distances; (1) on the arc of a circle curving to the left having a radius of 411.96 feet the arc distance of 7.00 feet to a point of tangent and (2) north 75 degrees, 50 minutes, 35 seconds east 106.37 feet to a point, a corner of Lot #92; thence extending along the same south 14 degrees, 09 minutes, 25 seconds east 131.54 feet to a point in line of land now or late of Eastern Pennsylvania Conference of the United Methodist Church; thence extending along the same south 74 degrees, 59 minutes, 15 seconds west 113.38 feet to a point, a corner of Lot #94, aforesaid; thence extending along the same north 14 degrees, 09 minutes, 25 seconds west 133.29 feet to the first mentioned point and place of beginning.

TAX Parcel No: 60-02-0133

BEING known as: 209 Hillside Lane, Kennett Square, PA 19348

PLAINTIFF: LLP Mortgage Ltd

VS

DEFENDANT: **ANA & JOSE RODRIGUEZ**

SALE ADDRESS: 209 Hillside Ln, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **MICHAEL TIMOTHY McKEEVER, 866-413-2311**

SALE NO. 11-11-701

Writ of Execution No. 09-13219

DEBT \$233,094.63

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Lot Plan of Property for Eland Downe, made by Howard W. Doran, P.E. of Newtown Square, PA., dated 4/1/1982 and last revised 5/10/1985 as follows, to wit:

BEGINNING at a point on the southwest side of Maurice Drive, 50 feet wide, said point being measured the 2 following courses and distances from a point of curve on the southeast side of Ross Lane, 50 feet wide: (1) on the arc of a circle curving to the right having a radius of 15.00

feet the arc distance of 23.56 feet to a point of tangent on the southwest side of Maurice Drive, and (2) south 47 degrees 33 minutes 00 seconds east 80.00 feet to the point of beginning; thence from said beginning point and along said Maurice Drive, south 47 degrees 33 minutes 00 seconds east 93.00 feet to a point a corner of Lot #21 of said Plan; thence along the same south 42 degrees 27 minutes 00 seconds west 90.00 feet to a point on the northeast side of Pothouse Road, 30 feet from the centerline thereof; thence along the same north 47 degrees 33 minutes 00 seconds west 93.00 feet to a point a corner of Lot #19 of said Plan; thence along the same north 42 degrees 27 minutes 00 seconds east 90.00 feet to the first mentioned point and place of beginning.

BEING Lot #20 of the above mentioned Plan.

PARCEL # 15-11-84.27

PROPERTY address: 103 Elton Drive, Phoenixville, PA 19460

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset Backed Trust Series INABS 2007-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-B under the Pooling and Servicing Agreement dated June 1, 2007

VS

DEFENDANT: **MARIE MAYER and JAMES L. MAYER**

SALE ADDRESS: 103 Elton Drive, Phoenixville, Pa. 19460

PLAINTIFF ATTORNEY: **MICHAEL McKEEVER, 215-627-1322**

SALE NO. 11-11-702

Writ of Execution No. 10-07912

DEBT \$164,333.52

ALL THAT CERTAIN parcel of ground, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Fountain As-Built Plan" for Sadsbury Associations, Building Unit "Q", drawing number 2002219u087, dated November 06, 2003, prepared by Wilkinson Associates, Surveying/Engineering and recorded in Plan File Number 16848 as follows to wit:

PARCEL #37-4-40

PROPERTY address: 201 Broad Meadow Drive, Parkesburg, PA 19365

PLAINTIFF: BAC Home Loans Servicing LP (FKA)

VS

DEFENDANT: **MARSHA S. BHA-
GALOO**

SALE ADDRESS: 201 Broad Meadow
Dr, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **MICHAEL
TIMOTHY MCKEEVER, 866-413-2311**

SALE NO. 11-11-703
Writ of Execution No. 10-15308
DEBT \$171,995.60

ALL THAT CERTAIN lot of land, with dwelling thereon, known as No. 529 Third Avenue in at the north side of Third Avenue, in the Borough of Parkesburg, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner thereof, a spike in the center of Third Avenue, located at the distance of 115.5 feet eastward from the intersection with the center of Chestnut Street; thence extending by land now or late of Daniel McNatt, north 10 degrees 27 minutes west, 164.00 feet to a point in the center of a 20 feet wide alley; thence along in the center thereof, north 79 degrees 37 minutes east, 35.00 feet to a point in said alley; thence by premises No. 527 Third Avenue, now or late of Mary A. and Horace Bailey, south 10 degrees 27 minutes east, passing through the center of the partition wall separating the dwelling on these premises and the dwelling on premises adjoining on the east, a distance of 164.00 feet to a point in the center of Third Avenue; thence along in the center of Third Avenue, south 79 degrees 37 minutes west 35.20 feet to the place of beginning.

HAVING erected thereon a dwelling known as 529 3rd Avenue, Parkesburg, PA 19365.

PARCEL No. 8-5-243.1.

BEING the same premises which Christy L. Laffey a/k/a Christy L. Laffey-Parker, by Deed dated 03/22/2007 and recorded 04/09/2007 in the Recorder's Office of Chester County, Pennsylvania, Deed Book Volume 7127, Page 1931 or Instrument No. 10743535, granted and conveyed unto Brian Rosenbaum and Shannon Rosenbaum, husband and wife.

PLAINTIFF: PNC Mortgage

VS

DEFENDANT: **BRIAN K. & SHAN-
NON M. ROSENBAUM**

SALE ADDRESS: 529 3rd Avenue,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **LOUIS P.
VITTI, 412-281-1725**

SALE NO. 11-11-704

Writ of Execution No. 10-03914
DEBT \$150,772.60

ALL THAT CERTAIN unit in the property known, named and identified in Declaration Plan referred to below as Caines Creek Condominium Phase I, located at Pothouse Road, Phoenixville Borough, Chester County, Commonwealth of Pennsylvania, Act of July 3, 1963, P.L. 186, by the Recording in Chester County of a Declaration of Condominium dated 3/25/1975, and recorded on 3/26/1975, in Miscellaneous Deed Book 276, Page 35; a Declaration Plan dated 9/20/1974, and recorded on 3/26/1975, in Plan Book 276 Page 136; and a Declaration of Community Restrictions dated 3/25/1975, and recorded on 3/26/1975, in Miscellaneous Deed Book 276 Page 76; being designated on Declaration Plan as Building Number "G"; Unit Number 106 as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements as defined in such Declaration.

TITLE to said premises is vested in Randal Boyer, Jr. a/k/a Randal A. Boyer, Jr. and Chantal A. Boyer, husband and wife, by Deed from Ted P. Ottenheimer, single, dated October 14, 2004 and recorded October 20, 2004 in Deed Book 6313, Page 72 Instrument # 10470939.

PREMISES being known as: 104 Harvest Lane, Phoenixville, Pennsylvania 19460.

TAX I.D. #: 15-11-103

PLAINTIFF: BAC Home Loans
Servicing

VS

DEFENDANT: **RANDAL (JR) &
CHANTAL BOYER**

SALE ADDRESS: 141 Camp Council
Rd, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **EDWARD
DAMIEN CONWAY, 215-790-1010**

SALE NO. 11-11-705
Writ of Execution No. 09-14305
DEBT \$953,604.32

ALL THOSE three tracts of land (referred to as purparts) situate in the Borough of Elverson, Chester County, Pennsylvania, more fully described as follows:

PURPART NO. 1: ALL THAT CERTAIN tract of land, situate in the Borough of Elverson, formerly West Nantmeal Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner

thereof, an iron pin at a bend in the state highway leading from Harmony Church to Elverson, a corner of land of Thomas Coombs; thence by said land and along in the said road, south 14 degrees 15 minutes west 538.7 feet to a point in the said road; thence leaving the road, by land of Samuel Dengler Estate, north 68 degrees and 35 minutes west 714.5 feet to an iron pin on line of land of Charles Gray, formerly William Witman; thence by said land north 5 degrees east 202.5 feet to an iron pin at a stone pile; thence by the same, north 29 degrees and 45 minutes east 340.8 feet to an iron pin; thence by land now or late of Thomas Coombs and land of Elverson Water Co., respectively, south 68 degrees and 55 minutes east 654.4 feet to the place of beginning.

CONTAINING eight acres and one hundred and nine and one-half perches.

BEING UPI #13-2-24

PURPART NO. 2: ALL THAT CERTAIN message or tract of land and water right of way, situate in the Borough of Elverson, formerly West Nantmeal Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point west of a private road; thence by land to be retained by the said William Miller, grantor in a prior deed, north 12 degrees 10 minutes east 9.37 perches to a stone; thence by the same, north 75 degrees west 15.55 perches to an iron pin at a post; thence still by the same south 12 degrees and 5 minutes west 8.15 perches to a point south of a public road leading to Elverson; thence by land of the estate of Elijah B. Shingle, south 70 5/8 degrees east 15.06 perches to the place of beginning.

CONTAINING 135 perches of land.

SAID water right of way herein conveyed to be 12 feet wide and to follow the land or private road leading into said Miller's property, where it is now located and bordering on the hereinbefore described tract of land of the Elverson Water, Light, Heat and Power Company, and thence following a private road to the north side of said Miller's property, said right of way to be used for the purpose of laying water mains to and from a proposed water works located beyond said Miller's property, said Elverson Water, Light, Heat and Power Company to give said William Miller free of charge, connection to said water main for one spigot to be used for private family and house use only, said William Miller shall comply with same rules and regulations as other subscribers usually using one spigot for private household use, no unnecessary waste of water or constant running stream shall be allowed. Together with free ingress, egress and regress to and for the said

Elverson Water, Light, Heat and Power Company, or its successors, to the said right of way at all times and seasons forever hereafter into and along said right of way in common with said William Miller or his heirs, to have and to hold all and singular the privileges aforesaid to the said company or successors to the only proper use and behoof of the company in common with him and the said William Miller, his heirs and assigns aforesaid.

PURPART NO. 3: ALL THAT CERTAIN lot or parcel of land situate south of Park Avenue, in the Borough of Elverson, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan thereof by K. R. Comstock, Jr., Registered Land Surveyor, last revised January 31, 1977, as follows, to wit:

BEGINNING at a spike in the middle of the public right of way of Park Avenue on corner of land now or late of T. Hartman, south 34 degrees 59 minutes east 152.42 feet to a P.K. nail in the middle of said right of way, being a corner now or late of T. Hartman, also a corner of land now or late of L. Hartman; thence south 56 degrees 30 minutes east 116.61 feet to nail in the middle of said right of way on corner of land now or late of L. Hartman, also corner of land now or late of R. Hartman; thence south 56 degrees 26 minutes east 129.20 feet to a nail in the middle of said right of way or corner of land now or late of R. Hartman and in line with land now or late of Earl K. Witwer; thence south 13 degrees 41 minutes west 12.48 feet to a point in corner of land now or late of Earl K. Witwer and on line of land now or late of R. Beiblehiemer; thence north 68 degrees 45 minutes west 388.92 feet to a 12 inch hickory corner of land now or late of R. Beiblehiemer; thence north 29 degrees 6 minutes east 128.26 feet to the point and place of beginning.

CONTAINING .395 acres of land be the same more or less

BEING UPI #13-2-25

TO be sold as the property of PA Grant Company, LP.

PLAINTIFF: National Penn Bank

VS

DEFENDANT: **PA GRANT COMPANY INC**

SALE ADDRESS: Park Avenue, UPI #13-2-25, Elverson, PA 19520

PLAINTIFF ATTORNEY: **KURT ALTHOUSE, 610-374-8377**

SALE NO. 11-11-706
Writ of Execution No. 11-03431
DEBT \$109,033.99

ALL THAT CERTAIN lot of land which is erected the north house of a block of two framed dwelling houses designated as No. 3 Chester Avenue hereditaments and appurtenances situate in the 4th Ward of the City of Coatesville, County of Chester and State of Pennsylvania, said Lot being known on a Plan of Building Lots made by A.D Harlan as the north half of Lot No. 98.

FRONTING 20 feet on the east curb line of Chester Avenue and extending back between parallel lines at right angles to said avenue eastwardly 160 feet to Stone Alley.

BOUNDED on the north by Lot No 97, on the east by said Stone Alley, on the south by the south half of Lot No. 98 and on the west by the east curb line of Chester Avenue the south line of said lot passes though the center of the middle dividing partition in said block of two frame dwelling houses and the north line of said lot is 160 feet south to the south line of Cherry Street.

TITLE to said premises is vested in Lovette Ellerbe, married, by Deed from Lovette Johnson, now by marriage Lovette Ellerbe dated September 24, 2003 and recorded October 1, 2003 in Deed Book 5915, Page 1615.

PREMISES being known as: 37 Chester Avenue, Coatesville, Pennsylvania 19320.

TAX I.D. #: 16-6-568

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) DBA Ameriquest Mortgage Securities Inc

VS

DEFENDANT: **LOVETTE
ELLERBE**

SALE ADDRESS: 37 Chester Ave,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **TER-
RENCE J. McCABE, 215-790-1010**

SALE NO. 11-11-707
Writ of Execution No. 09-08308
DEBT \$406,894.32

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances, thereon.

SITUATE in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan of Lots called "Caswallen" Section "A" made for Goshen Wood Development Corp., made by G.D. Houtman and Son, Civil Engineers and Land

Surveyors, Media, Pennsylvania, dated January 19, 1960 and last revised May 6, 1960, as follows, to wit:

BEGINNING at a point on the south-east side of Caswallen Drive (fifty feet wide), the two following courses and distances from the point of beginning of a curve on the southwest side of Frederick Drive (fifty feet wide), (1) on one arc of a circle curving to the left, having a radius twenty-five feet, the arc distance of thirty-nine and twenty-seven one-hundredths feet; (2) southwestwardly on the arc of a circle curving to the right; having a radius of two hundred feet, the arc distance of one hundred eight and forty-seven one-hundredths feet; thence from said point of beginning along the southeast side of Caswallen Drive, the two following courses and distances; (1) southwestwardly on the arc of a circle curving to the right, having a radius of two hundred feet, the arc distance of sixty-four and thirty-eight one hundredths feet to a point; (2) south seventy-six degrees, forty-eight minutes, forty seconds west, fifty-three and thirty-six one-hundredths feet to a corner of Lot #52 thence along Lot #52 south thirteen degrees, eleven minutes twenty seconds east, two hundred sixteen and seventy-five one-hundredths feet to a point; thence north seventy-six degrees, fifty-two minutes east, one hundred ninety-two and forty-one one-hundredths feet to a corner of Lot #50; thence along Lot #50, north thirty-one degrees, thirty-eight minutes west, two hundred thirty-nine and fifty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #51 on said Plan.

TITLE to said premises is vested in Christine Hagan and George Hagan a/k/a George M. Hagan, husband and wife, by Deed from Doris H. Whitney dated July 23, 1998 and recorded September 9, 1998 in Deed Book 4415, Page 1930.

PREMISES being known as: 116 Caswallen Drive, West Chester, Pennsylvania 19380.

TAX I.D. #: 52-02R-0026

PLAINTIFF: One West Bank FSB

VS

DEFENDANT: **CHRISTINE &
GEORGE HAGAN**

SALE ADDRESS: 116 Caswallen Dr,
West Chester, PA 19380

PLAINTIFF ATTORNEY: **MAR-
GARET GAIRO, 215-790-1010**

SALE NO. 11-11-708
Writ of Execution No. 10-12719
DEBT \$265,825.56

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for M. B. Wiand, made by Coventry Associates, Pottstown, Pa. dated 1/27/1978 and recorded in Chester County, as Plan #1700, as follows, to wit:

BEGINNING at a point on the southeasterly side of Buckwalter Road which point is at the arc distance of 24.09 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point on the northeasterly side of Ellis Woods Road (LR 15125); thence extending from said point of beginning along the said southeasterly side of Buckwalter Road north 67 degrees 20 minutes 34.5 seconds east 225 feet to a point, a corner of Lot #10 on said Plan; thence extending along said Lot #10 south 22 degrees 39 minutes 25 seconds east 289.73 feet to a point a corner of Lot #4 on said Plan; thence extending along said Lot #4 south 88 degrees 36 minutes 51.6 seconds west 333.91 feet to a point on the northeasterly side of Ellis Woods Road, aforesaid; thence extending along the same north 1 degree 8 minutes 4 seconds west 65 feet to a point and continuing along the same north 1 degrees 40 minutes 5.2 seconds east 104.79 feet to a point of a curve therein; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 24.09 feet to the first mentioned point and place of beginning.

BEING Lot #5 on said Plan.

TITLE to said premises is vested in E. James Zettlemoyer, Linda Zettlemoyer, husband and wife, and Caroline B. Varner, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Caroline B. Kovach, n/k/a Caroline B. Varner dated August 8, 2007 and recorded August 21, 2007 in Deed Book 7244, Page 65.

PREMISES being known as: 12 Buckwalter Road, Pottstown, Pennsylvania 19465.

TAX I.D. #: 18-4-118.1

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **CAROLINE B. VARNER and E. JAMES & LINDA ZETTELMOYER**

SALE ADDRESS: 12 Buckwalter Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **TERRENCE J. McCABE, 215-790-1010**

SALE NO. 11-11-710
Writ of Execution No. 11-05788
DEBT \$155,663.65

ALL THAT CERTAIN message, tenement and tract of land on which there is a double dwelling house erected number 743-45 East Market Street (now known as 761-763 Market Street), situate in the northerly side of Market Street in the Borough of Oxford, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Market Street which point of beginning is north 72 degrees 30 minutes west, 100 feet from the intersection of the east side of Brick Street with the center line of Market Street; thence continuing along the center line of Market Street north 72 degrees 30 minutes west, 99 feet to a point; thence leaving Market Street and by other land of Catheryn E. Samples north 19 degrees 30 minutes east 175 feet to a point; thence by the same south 72 degrees 30 minutes east, 99 feet to a point; thence by the same south 19-1/2 degrees west, 175 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Gary F. Cheney and Deborah A. Cheney, husband and wife, by Deed from Martin W. Sumner and Edith H. Sumner dated October 31, 1994 and recorded November 15, 1994 in Deed Book 3831, Page 0493 Instrument #79833.

PREMISES being known as: 761 Market Street, Oxford, Pennsylvania 19363.

TAX I.D. #: 6-5-164

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **GARY F. and DEBORAH A. CHENEY**

SALE ADDRESS: 761 Market Street, Oxford, PA 19363

PLAINTIFF ATTORNEY: **TERRENCE J. McCABE, 215-790-1010**

SALE NO. 11-11-711
Writ of Execution No. 09-05488
DEBT \$109,886.75

ALL THAT CERTAIN unit in the property known, named and identified in declaration plan referred to below as Caines Creek Condominium Community Phase ___, located at Poulhouse Road, Phoenixville Borough, Chester

County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1968, P.L. 196 by the Recording in the Office of the Recorder of Deeds of Chester County, a Declaration of Condominium recorded on 12/28/77 in Miscellaneous Deed Book 396/176, and amendment thereto dated 6/6/78 and recorded 6/7/78 in Miscellaneous Deed Book 409/132, a Declaration Plan dated 9/20/74 and last revised 12/5/77 and recorded on 12/26/77 to Plan No. 1456 and further revised 5/24/78 and recorded on 6/7/78 to Plan No. 1708, a Code of Regulations recorded on 12/28/77 in Miscellaneous Deed Book 396/218, and a Declaration of Community Restrictions dated 3/25/75 and recorded 3/26/75 in Miscellaneous Deed Book 276/76; being designated on Declaration Plan as revised as building group "U" Unit T-127 as more fully described in such Declaration Plan and Declaration as amended. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.00447.

BEING 143 Roskeen Court.

PARCEL No.: 15-11-167

BEING known as: 143 Roskeen Court, Phoenixville, PA 19460.

BEING the same premises which Allison Vaughn, by Deed dated March 23, 2005 and recorded March 29, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6446, Page 2264, granted and conveyed unto Alice Vaughn.

PLAINTIFF: JP Morgan Chase Bank, National Association

VS

DEFENDANT: **ALICE VAUGHN**

SALE ADDRESS: 143 Roskeen Court, Phoenixville, Pa. 19460

PLAINTIFF ATTORNEY: **SCOTT A. DIETTERICK, 908-233-8500**

SALE NO. 11-11-713

Writ of Execution No. 11-00829

DEBT \$149,651.27

ALL THAT CERTAIN message and tract of land, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania, being the north-half of Lot No. 59 on tract of land called "Colonial Garden", a map or plan of which is recorded in the Office of the Recording of Deeds, in and for Chester County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the east side

of Seltzer Avenue, 182.5 feet south of the south line of Hartley Street and corner of Lot No. 58 in the said tract; thence by the said tract; thence by the said Lot No. 58, south 88 degrees, 3 minutes east, 167.74 feet to a corner of Lot No. 74 and Lot No. 75; thence by Lot No. 74 in said Tract, south 1 degrees, 57 minutes west, 50 feet to a point in line of the remaining half of Lot No. 59; thence by the same, north 88 degrees 3 minutes west, 167.74 feet to a point on the east side of Seltzer Avenue; thence by the same, north 1 degrees, 57 minutes east, 50 feet to the point of beginning.

BEING UPI #39-4E-52

BEING known as: 251 Seltzer Avenue, Coatesville, PA 19320.

BEING the same premises which Monica J. Schenck, by Deed dated June 23, 2006 and recorded July 5, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6888, Page 1508, granted and conveyed unto Kristi M. Zurick and Matt F. Kelly.

PLAINTIFF: Aurora Loan Services, LLC

VS

DEFENDANT: **KRISTI M. ZURICK and MATT F. KELLY**

SALE ADDRESS: 251 Seltzer Avenue, Coatesville, Pa. 19320

PLAINTIFF ATTORNEY: **JOEL A. ACKERMAN, 908-233-8500**

SALE NO. 11-11-716

Writ of Execution No. 11-06079

DEBT \$100,170.42

ALL THAT CERTAIN unit and parcel of land situate in Uwchlan Township, Chester County, Pennsylvania, bounded and described according to an As-Built Plan of Units 23 to 25, situate in Garden Villas at Eagleview drawn by Hopkins and Scotts, Inc., Registered Surveyors, dated September 13, 1999, and as follows, to wit:

BEGINNING at an interior point a corner of Unit #25 of said Plan, said point being measured south 48 degrees 21 minutes 54 seconds east 20.25 feet from a point on the southeast side of Cricket Lane, 43.00 feet wide; thence from said beginning point and along said Unit #25, south 48 degrees 21 minutes 54 seconds east 39.92 feet to a point; thence extending along lands of Open Space the three following courses and distances (1) south 41 degrees 38 minutes 06 seconds west 10.21 feet to a point (2) south 48 degrees 21 minutes 54 seconds east 13.58 feet to a point and (3) south 41 degrees 38 minutes 06 seconds west 21.79 feet to a point a corner of Unit #23 of said Plan; thence

along the same north 48 degrees 21 minutes 54 seconds west 46.21 feet to a point; thence along lands of Open Space the three following courses and distances (1) north 41 degrees 38 minutes 06 seconds east 16.42 feet to a point (2) north 48 degrees 21 minutes 54 seconds west 7.29 feet to a point and (3) north 41 degrees 38 minutes 06 seconds east 15.58 feet to the first mentioned point and place of beginning.

BEING Unit #24 of the above mentioned Plan.

BEING the same real estate which Hankin Enterprises, Ltd. Conveyed to Timothy D. Ringold and Gina A. Ringold, husband and wife, by Deed dated September 29, 1999, and recorded in Chester County Deed Book Volume 4643, Page 2286; and which Timothy D. Ringold and Gina A. Ringold, husband and wife, also known as Timothy D. Ringgold and Gina A. Ringgold, husband and wife, conveyed to Timothy D. Ringgold and Gina A. Ringgold, husband and wife, by Deed of Correction dated December 15, 1999, and recorded in Chester County Deed Book Volume 4694, Page 0685.

BLR #33-4-8.5Q

IMPROVEMENTS: Residential dwelling

PROPERTY address — 559 Cricket Lane, Downingtown, PA

PLAINTIFF: IN Bank, a Division of Graystone Tower Bank

VS

DEFENDANT: **TIMOTHY D. RINGOLD and GINA A. RINGGOLD**

SALE ADDRESS: 559 Cricket Lane, Downingtown, Pa. 19335

PLAINTIFF ATTORNEY: **DONALD L. KORNFIELD, 717-762-8222**

SALE NO. 11-11-717

Writ of Execution No. 11-04138

DEBT \$171,115.45

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situated in West Brandywine Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin at the intersection of the middle line of a public road leading from Coatesville to Brandywine Manor; thence along said public road north fifteen degrees fifteen minutes east seventy-five feet to an iron pin in said road; thence by land now or late of James B. Shaw, et ux, south seventy-four degrees forty-five minutes east, two hundred five and five tenths feet to

an iron pin; thence by land now or late of Graham Rambo south fifteen degrees fifteen minutes west seventy-five feet to an iron pin; thence by land now or late of James B. Shaw and Edna M. Shaw, north seventy-four degrees forty-five minutes west two hundred five and five tenths feet to the place of beginning.

CONTAINING sixty-one perches of land by the same more or less.

BEING the same premises which Steven Daniel Rickers and Janice Maud Rickers, husband and wife, by Deed dated April 21, 1997 and recorded in the Office of the Recorder of Deeds of Chester County, in Deed Book 4184 Page 2365 granted and conveyed unto Janice Maud Rickers, in fee.

AND the said Janice Maud Rickers is now known as Janice Keenan

ALSO being the same premises which Janice Maud Rickers, n/k/a Janice Keenan, by Deed dated December 17, 2004, and recorded on December 29, 2004 in the Chester County Recorder of Deeds Office in Deed Book 6374 Page 1369, et seq., granted and conveyed unto Janice Keenan and Michael Fitch.

ADDRESS OF REAL ESTATE BEING SOLD: 1315 Manor Road, Coatesville, Brandywine Township, Chester County, PA.

UPI #29-7-139

IMPROVEMENTS thereon consist of: a single family residential dwelling with related improvements.

SEIZED and taken in execution as the property of Janice Keenan and Michael Fitch

PLAINTIFF: First Niagara Bank, N.A., a National Banking Association, successor by merger to Harleysville National Bank and Trust Company and Willow Financial Bank

VS

DEFENDANT: **JANICE KEENAN & MICHAEL FITCH**

SALE ADDRESS: 1315 Manor Road, Coatesville, Pa.

PLAINTIFF ATTORNEY: **JEFFREY G. TRAUGER, 215-257-6811**

SALE ADDRESS: 511 Heather Road, Exton, Pa. 19341

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE, 215-886-8790**

SALE NO. 11-11-719
Writ of Execution No. 11-06927
DEBT \$1,215,069.00

ALL THAT CERTAIN tract of land, situate in the Township of London Grove, County of Chester and Commonwealth of Pennsylvania, said tract being more particularly shown on a Final Land Development Plan prepared for Yarmouth Stables by Lake Roeder Hillard & Beers, Civil Engineers, Land Surveyors & Landscape Architects in Plan #15916 dated 04/05/2001 and recorded 9/21/2001 bounded and described as follows, to wit:

BEGINNING at a point in the centerline of PA State Route #3044, North Guernsey Road, said point being located 25 feet more or less, north of the centerline of Nova Lane, said point also being the northwest corner of the herein described tract, said point also being the southwest corner of property of Arthur B. & Barbie A. Needham; thence continuing along said property of Arthur B. & Barbie A. Needham and along properties of Melvin & Joan Leaman, James J. & Ann E. Osborne, Douglas & Carolann Palaskey, David J. & Brenda E. Grandizio and Jeffrey C. Peterson, respectively, north 83 degrees 42 minutes 21 seconds east 962.91 feet to a ¾ inch iron pipe in line of property of J. Nelson & Ann L. Young; thence continuing along said property of J. Nelson & Ann L. Young, the following two courses: (1) south 05 degrees 33 minutes 45 seconds east, 691.80 feet to a marble monument; and (2) south 30 degrees 17 minutes 43 seconds east, 892.24 feet to a 6 inch x 4 inch stone, a corner of property of Terry R. & Rebecca K. MacNeill; thence continuing along said property of Terry R. & Rebecca K. MacNeill and along properties of Joseph A. & Louise J. Lewis, Sharon B. DeShields, Philip O. & Barbara A. Howard & Raymond J. & Phyllis J. Angeli, respectively, south 59 degrees 37 minutes 49 seconds west, 1,310.90 feet to a point in the bed of the aforementioned PA State Route #3044, North Guernsey Road; thence continuing in and through the said bed of the aforementioned PA State Route #3044 North Guernsey Road, the following eight courses and distances: (1) north 37 degrees 20 minutes 00 seconds west, 703.78 feet to a point (2) on a curved line to the right, said curve having a radius of 143.60 feet, an arc length of 163.56 feet, and said arc being subtended by a chord of north 04 degrees 42 minutes 13 seconds west, 154.86 feet to a point; (3) north 27 degrees 55 minutes 34 seconds east, 81.37 feet to a point; (4) north 33 degrees 44 minutes 13 seconds east, 183.21 feet to a point; (5) on

a curved line to the left, said curve having a radius of 238.38 feet, an arc length of 153.35 feet and said arc being subtended by a chord of north 15 degrees 18 minutes 24 seconds east, 150.72 feet to a point; (6) north 03 degrees 07 minutes 24 seconds west, 274.90 feet to a point; (7) on a curved line to the left, said curve having a radius of 3,225 feet an arc length of 194.90 feet, and said arc being subtended by a chord of north 04 degrees 50 minutes 54 seconds west 194.16 feet to a point; and (8) north 06 degrees 34 minutes 25 seconds west, 470.09 feet to a point, the point and place of beginning.

BEING UPI No. 59-7-2

IMPROVEMENTS consist of an equestrian farm with stables and indoor arena.

PLAINTIFF: South Eastern Economic Development Company of Pa.

VS

DEFENDANT: **YARMOUTH STABLES, LLC**

SALE ADDRESS: 400 North Guernsey Road, West Grove, Pa. 19390

PLAINTIFF ATTORNEY: **JOHN K. FIORILLO, 610-692-1371**

SALE NO. 11-11-720
Writ of Execution No. 10-12716
DEBT \$148,481.05

BY virtue of a Writ of Execution No. 10-12716

OWNER(S) of property situate in the Borough of Downingtown, Chester County, Pennsylvania, being 418 Sunset Drive, Downingtown, PA 19335-2357

UPI No. 11-1-17

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$148,481.05

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **BRIAN R. HANKES**
 SALE ADDRESS: 418 Sunset Drive, Downingtown, Pa. 19335

PLAINTIFF ATTORNEY: **WILLIAM E. MILLER, 215-563-7000**

SALE NO. 11-11-721
Writ of Execution No. 11-02585
DEBT \$147,638.12

ALL THAT CERTAIN message and lot of land with the buildings and improvements thereon erected situate in the Sixth Ward of the Borough of Phoenixville, County of Chester and

Commonwealth of Pennsylvania, being the southeasterly one-half of a double frame stucco house, bounded and described as follows, to wit:

BEGINNING at an iron pin in the northeasterly side of Nutt Road, 200 feet from the northeasterly corner of Nutt Road and Mason Street, as laid out and dedicated, but not opened; thence along the west side of Lot No. 6, formerly lands of the Phoenix Iron Company, now of Alexander and Merl Beregi, north 29 degrees 15 minutes east 142.5 feet to a stake on the southeasterly side of Center Street, as dedicated and about to be opened, thence along the southwesterly side of Center Street, north 60 degrees 45 minutes west, 25 feet to a corner of other lands of Alexander Gatzl and Agnes Gatzl; thence along the southeasterly side of other land of Alexander Gatzl and Agnes Gatzl, south 29 degrees 15 minutes west, 142.5 feet, passing through the center line of a partition wall dividing the house on the lot hereby conveyed from the adjoining like house on other lands of Alexander Gatzl and Agnes Gatzl to the northeasterly side of Nut Road aforesaid; thence along the same, south 60 degrees 45 minutes east, 25 feet to a stake, the place of beginning

CONTAINING 3,562.5 square feet of land, more or less.

PARCEL #15-08-45

PROPERTY address: 577 Nutt Road, Phoenixville, PA 19460

PLAINTIFF: US Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corporation 2005-OPT1, Asset Backed Pass-Through Certificates, Series 2005-OPT1

VS

DEFENDANT: **ALEXANDER GOJKOVICH**

SALE ADDRESS: 577 Nutt Road, Phoenixville, Pa. 19460

PLAINTIFF ATTORNEY: **MICHAEL McKEEVER, 215-627-1322**

SALE NO. 11-11-722

Writ of Execution No. 10-23600

DEBT \$170,905.44

BY virtue of a Writ of Execution No. 10-13600

OWNER(S) of property situate in the Township of Upper Uwchlan, Chester County, Pennsylvania, being 407 Carpenters Cove Lane, Downingtown, PA 19335-4540

UPI No. 32-3Q-318

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$170,905.44

PLAINTIFF: Wells Fargo Bank, N.A.
S/B/M to Wells Fargo Home Mortgage, Inc.,
F/K/A Norwest Mortgage, Inc.

VS

DEFENDANT: **MICHAEL R. McCARTY and KIMBERLY B. McCARTY**

SALE ADDRESS: 407 Carpenters Cove Lane, Downingtown, Pa. 19335

PLAINTIFF ATTORNEY: **LAUREN R. TABAS, 215-563-7000**

SALE NO. 11-11-723

Writ of Execution No. 11-05197

DEBT \$136,813.69

BY virtue of a Writ of Execution No. 11-05197

OWNER(S) of property situate in the Township of East Marlborough, Chester County, Pennsylvania, being 709 Beversrede Trail, Kennett Square, PA 19348-1501

UPI No. 61-6-43.31

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$136,813.69

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **DAVID B. HILL**
SALE ADDRESS: 709 Beversrede Trail, Kennett Square, Pa. 19348

PLAINTIFF ATTORNEY: **WILLIAM E. MILLER, 215-563-7000**

SALE NO. 11-11-724

Writ of Execution No. 10-13096

DEBT \$436,707.58

ALL THAT CERTAIN parcel or tract of land.

SITUATE in West Nottingham Township, Chester County, Pennsylvania described according to a Plan entitled Final Subdivision Plan of 142.510 acres for Jettie M. Mills, prepared by Drake and Waddington, Inc. dated October 28, 1987 and last revised on February 25, 1988, and recorded in the Chester County Recorder of Deeds Office on March 8, 1988 at Plan No. P-2-22, as follows, to wit:

BEGINNING at a point on the title line in the bed of Lees Bridge Road (L.R. 15001) (50 feet wide); thence leaving said Lee's Bridge Road and crossing over an iron pin distant 30.59 feet herefrom, and along Lot No. 1, north 24 degrees 13 minutes 31 seconds west, 309.13 feet to an iron pin on line of Lot No. 3; thence by the same, north

46 degrees 01 minute 12 seconds east, 98.40 feet to an iron pin; thence still by the same, south 49 degrees 58 minutes 48 seconds east, 278.42 feet to an iron pin on line of lands of Lawrence McConnell; thence by the same and crossing over an iron pin distant 72.18 feet herefrom, south 40 degrees 01 minute 12 seconds west, 232.72 feet to the first mentioned point of beginning.

CONTAINING 1.058 acres, be the same more or less and being Lot No. 2 on said Plan.

SUBJECT to a 30 feet wide driveway as shown on the above-referenced plan.

BEING UPI #68-2-5

TITLE to said premises is vested in Michael C. Dunn by Deed from B.K. Campbell Enterprises, TA Cedar Knoll Builders dated May 15, 2006 and recorded June 2, 2006 in Deed Book 6857, Page 1675.

PREMISES being known as: 306 Lees Bridge Road, Nottingham, Pennsylvania 19362.

TAX I.D. #: 68-02-0005

PLAINTIFF: BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **MICHAEL C. DUNN**

SALE ADDRESS: 306 Lees Bridge Road, Nottingham, Pa. 19362

PLAINTIFF ATTORNEY: **WILLIAM E. MILLER, 215-563-7000**

SALE NO. 11-11-725

Writ of Execution No. 10-10380

DEBT \$353,797.48

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the Borough of Parkesburg, Chester County, PA., bounded and described as follows, to wit:

BEGINNING at a point in the north curb line of First Avenue distant 23 and ½ feet eastwardly from its intersection with the east line of Culvert Street; thence northwardly by lot sold to the Farmers Bank on Parkesburg, 89 feet to a corner of said Lot; thence westwardly along the rear end of said Lot, 23 and ½ feet to the east side of Culvert Street; thence northwardly along the said 61 feet to the south line of an alley; thence eastwardly along the same, 50 feet to a corner of land formerly of J.H. Dunn; thence southwardly along the same, 150 feet to the north line of First Avenue; thence west along same, 26 and ½ feet to the place of beginning.

CONTAINING 5,150 square feet more or less.

BEING UPI # 8-5-44

PREMISES: 441 W. First Avenue, Parkesburg Borough

BEING the same premises which Warwick Land Development Inc. by indenture bearing date 9/30/2004 and recorded at West Chester in the office for the Recording of Deeds, in and for the county of Chester on 10/11/2004 in Record Book 6304 Page 1047 etc., granted and conveyed unto Anavan Investments, LLC., in fee.

PLAINTIFF: TD Bank N.A. successor in interest by merger to Commerce Bank, N.A.

VS

DEFENDANT: **ANAVAN INVESTMENTS, LLC**

SALE ADDRESS: 441 West First Avenue, Parkesburg, Pa.

PLAINTIFF ATTORNEY: **JACK M. SEITZ, 610-530-2700**

SALE NO. 11-11-726

Writ of Execution No. 11-02420

DEBT \$591,789.12

ALL THAT CERTAIN tract or piece of land, situate in Westtown Township, Chester County, Pennsylvania, and described according to a survey or property for the Sun Oil Company made by J. Walter Cozzens & Associates, Civil Engineers and Surveyors dated the sixth day of August, A.D. 1963 as follows, to wit:

BEGINNING at an iron pin (set) at the point formed by the intersection of the southeasterly side of Manley Road (sixty feet wide) with the southwesterly side of West Chester Pike one hundred twenty feet wide); thence extending from said point of beginning along the said side of West Chester Pike south eighty-nine degrees fifty-six minutes east seventy-eight and thirty-three one-hundredths feet to an iron pin (set) on the southwesterly side of a sixteen and fifty one-hundredths feet wide Bell Telephone Company easement; thence extending along the said side of the sixteen and fifty one-hundredths feet wide Bell Telephone Company easement south twenty-five degrees one minute east along a wire fence on line (concrete posts) one hundred sixteen feet to an iron pin (set) a corner of land now or late of Penn Springton Corporation; thence extending along the last mentioned land the two following courses and distances (1) south sixty-four degrees, fifty-nine minutes west one hundred ten feet to an iron pin (set) and (2) north twenty-five degrees one minute west one hundred twenty-two and fifty one-hun-

dredths feet to a point on the southeasterly side of Manley Road, aforesaid; thence extending along the said side of Manley Road the two following courses and distances (1) northeastward on the arc of a circle curving to the left having a radius of one hundred eighteen and fifteen one-hundredths feet the arc distance of one and thirty one-hundredths feet (the chord of said arc bearing north thirty degrees forty-eight minutes east one and thirty one-hundredths feet) to an iron pin (set) a point of tangent in the same and (2) north thirty degrees thirty-four minutes east forty-five and eighty-five one-hundredths feet to the first mentioned iron pin (set) the point of intersection and place of beginning. Being Parcel No. 1 as shown on the above mentioned Plan.

ALSO, ALL THAT CERTAIN tract or piece of land, situate in Westtown Township, Chester County, Pennsylvania, and described according to a survey or property for Sun Oil Company made by J. Walter Cozzens & Associates, Civil Engineers and Surveyors, dated the Sixth day of August, A.D. 1963, as follows, to wit:

BEGINNING at an iron pin (set) on the southwesterly side of West Chester Pike (one hundred twenty feet wide) at the distance of seventy-eight and thirty-three one-hundredths feet measured on a bearing of south eighty-nine degrees fifty-six minutes east along the said side of West Chester Pike from an iron pin (set) at its intersection with the southeasterly side of Manley Road (sixty feet wide); thence extending from said point of beginning along the said side of West Chester Pike south eight-nine degrees fifty-six minutes east crossing a sixteen and fifty one-hundredths feet wide Bell Telephone Company easement eighty feet to an iron pin (set) at a corner of land now or late of Gertrude D. McDaniel; thence extending along the last mentioned land south sixteen degrees twenty-two minutes fifty-four seconds west recrossing the sixteen and fifty one-hundredths feet wide Bell Telephone Company easement one-hundred nine and thirty-five one-hundredths feet to an iron pin (set) on the southwesterly side of the said easement; thence extending north twenty-five degrees one minute west along a wire fence on line (concrete posts) one hundred sixteen feet to the first mentioned iron pin (set) the point and place of beginning. Being Parcel No. 2 as shown on the above mentioned plan.

BEING UPI # 67-2-44.5A

BEING the same premises which Sun Oil Company of Pennsylvania, a Pa. Corp. by indenture bearing the 8th day of June, 1997 and

recorded in the Office for the Recording of Deeds in and for the County of Chester on 22nd day of June, 1977 in Deed Book E-51 Page 59 etc., granted and conveyed unto Joseph Reich, Jr., in fee.

BEING as to Premises "A", tracts one and two being the same premises which Sun Oil Company of Pennsylvania, a Pennsylvania Corporation, successor by merger to Sun Oil Company, a New Jersey Corporation by Deed dated 6/8/1977 and recorded 6/11/1977 in Chester County in Deed Book E-51 Page 60 conveyed unto Joseph Reich, Jr., in fee.

ALL THAT CERTAIN parcel or piece of ground situate in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, shown on a "Land Acquisition Plan" prepared by August 25, 2006, last revised November 2, 2006, Project No. 3273, and being more fully described as follows:

BEGINNING at a point marked by an iron pin in concrete found on the southeasterly right-of-way line of Manley Road, common to the lands of the now or former Joseph Reich, Jr. to the northeast and the lands of the now or former Westtown Mews Condominium Association to the southwest (as shown on said Plan); thence from the point of beginning, along the line common to said Reich and said Westtown Mews Condominium Association, the following two (2) courses and distances: (1) south 25 degrees 01 minutes 00 seconds east 122.48 feet to a point, said point being measured 0.25 feet southwest of an iron pin found in concrete; (2) north 64 degrees 59 minutes 00 seconds east 109.98 feet to a capped iron pin found, said pin being the northwesterly corner of lands of the now or former L.A.B. Westtown, L.P.; thence leaving the lands of said Reich, along the line common to said L.A.B. Westtown, L.P. and said Westtown Mews Condominium Association, south 25 degrees 01 minutes 00 seconds east 98.59 feet to a point; thence over the lands of said Westtown Mews Condominium Association, the following three (3) courses and distances: (1) north 89 degrees 56 minutes 00 seconds west 131.19 feet to a point; (2) north 52 degrees 57 minutes 20 seconds west 101.71 feet to a point; (3) north 28 degrees 23 minutes 16 seconds west 56.02 feet to a point on aforesaid southeasterly right-of-way line of Manley Road; thence along the same, northeasterly along the arc of a curve to the left having a radius of 118.15 feet, an arc distance of 63.70 feet and a chord which bears north 46 degrees 45 minutes 30 seconds east 62.93 feet to the point and place of beginning.

BEING part of the same premises which became vested in Westtown Mews

Condominium Association by virtue of the record of the Declaration of Condominium for Westtown Mews Condominium, dated June 1, 1979 and recorded July 30, 1979 in Chester County Miscellaneous Deed Book 449 Page 385.

AND being as to Premises "B" being the same premises which Westtown Mews Condominium, by Deed dated 6/1/2007 and recorded 6/5/2007 in Chester County in Record Book 7177 Page 43 conveyed unto Joseph Reich, Jr., in fee.

PLAINTIFF: 1N Bank, a Division of Graystone Tower Bank, Successor by Merger of The First National Bank of Chester County

VS

DEFENDANT: **JOSEPH REICH,**

JR.,

SALE ADDRESS: Parcel A on Manley Road and 1480 West Chester Pike, West Chester, Pa. 19382

PLAINTIFF ATTORNEY: **JENNIFER D. GOULD, 215-638-9330**

SALE NO. 11-11-727

Writ of Execution No. 11-02988

DEBT \$68,938.55

ALL THAT CERTAIN lot of land situate in the City of Coatesville, County of Chester and State of Pennsylvania, on which is located the north house of a block of two brick dwelling houses designated as No. 39 West Fifth Avenue, bounded as described as follows:

BEGINNING, at a point on the east curb line of West Fifth Avenue, a corner of land now or late of Paul Kardos and distant seventy-nine feet north of the north curb line of Madison Street; thence along the said east curb line of West Fifth Avenue, northwardly, 25 feet and extending eastwardly between parallel lines of that width at right angles to said east curb line on West Fifth Avenue to the west line of High Street, measuring on the north line, 114.58 feet, more or less, and on southline 115.03 feet, more or less.

BOUNDED on the north by land now or late of Matilda Petrosky Kehler, on the east by the west line of High Street, on the south by land now or late of Andrew Lasak, et ux, this south line passes through the center of the middle partition in said block of two brick dwelling houses, and on the west by the east curb line of West Fifth Avenue.

CONTAINING, twenty-eight hundred and seventy-five square feet of land, be the same more or less.

BEING the same premises which Norma Lynn Jones and David Stuart Jones by

Deed dated 5/17/1999 and recorded 7/20/1999 in Chester County in Record Book 4601 Page 1904 conveyed unto David Stuart Jones and Janenise M. Jones, husband and wife.

PERMANENT Parcel Number: 16-09-

0139

39 West 5th Avenue, Coatesville, PA

19320

PLAINTIFF: Citadel Federal Credit

Union

VS

DEFENDANT: **DAVID S. JONES and JANENISE M. JONES**

SALE ADDRESS: 39 West 5th Avenue, Coatesville, Pa. 19320

PLAINTIFF ATTORNEY: **CHRISTOPHER PIPPETT, 610-458-7500**

SALE NO. 11-11-729

Writ of Execution No. 10-11679

DEBT \$285,686.97

BY virtue of a Writ of Execution No. 10-11679

OWNER(S) of property situate in the Township of North Coventry, Chester County, Pennsylvania, being 1103 Coventry Pointe Lane, Pottstown, PA 19465-7483

UPI No. 17-3G-152

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$285,686.97

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MICHAEL McMULLEN and SUSAN McMULLEN**

SALE ADDRESS: 1103 Coventry Pointe Lane, Pottstown, Pa. 19465

PLAINTIFF ATTORNEY: **JOSHUA I. GOLDMAN, 215-563-7000**

SALE NO. 11-11-730

Writ of Execution No. 11-04037

DEBT \$286,616.27

BY virtue of a Writ of Execution No. 11-04037

OWNER(S) of property situate in the Township of East Goshen, Chester County, Pennsylvania, being 1631 East Strasburg Road, East Goshen Township, PA 19380-6417

UPI No. 53-4-135

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$286,616.27

PLAINTIFF: Citi Mortgage, Inc.

VS
 DEFENDANT: **LORENZO L. BERNAL, JR.**

SALE ADDRESS: 1631 East Strasburg Road, East Goshen, Pa.

PLAINTIFF ATTORNEY: **DANIEL G. SCHMIEG, 215-563-7000**

SALE NO. 11-11-731
Writ of Execution No. 09-05559
DEBT \$445,244.02

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in East Marlborough Township, Chester County, Pennsylvania, bounded and described according to a Plan of Deer Creek Crossing, made by Howard W. Doran, Registered Surveyor, Newtown Square, PA, dated 1/24/1987, last revised 8/8/1988 and recorded on 4/21/1989, as Plan #9245, as follows, to wit:

BEGINNING at a point on the southeasterly side of Deer Creek Crossing (50 feet wide), a corner of Lot #21 on said Plan; thence extending along said lot, south 62 degrees 40 minutes 05 seconds east, 231.35 feet to a point in line of Lot #25; thence extending along said Lot and partly along Lot #26, south 28 degrees 15 minutes 10 seconds west, 176.87 feet to a point, a corner of Lot #19; thence extending along said Lot, north 71 degrees 59 minutes 00 seconds west, 212.36 feet to a point on the southeasterly side of Deer Creek Crossing; thence extending along same, the 2 following courses and distances: (1) north 18 degrees 01 minute 00 seconds east, 21.31 feet to a point of curve and (2) on the arc of a circle curving to the right having a radius of 1,175 feet, the arc distance of 191.03 feet to the first mentioned point and place of beginning.

BEING Lot #20 as shown on said Plan.

CONTAINING 43,574 square feet or 1.003 acres of land, be the same more or less.

BEING Tax UPI #61-7-5.21

TITLE to said premises is vested in Richard W. Hyde and Tracy L. Hyde, husband and wife, by Deed from Douglas W. Woodruff and Mary E.A. Woodruff, husband and wife dated December 15, 2006 and recorded December 20, 2006 in Deed Book 7038, Page 2391.

PREMISES being known as: 117 Deer Creek Xing, Kennett Square, Pennsylvania 19348.
 TAX I.D. #: 61-07-0005-210

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **RICHARD W. HYDE and TRACY L. HYDE**

SALE ADDRESS: 117 Deer Creek Xing, Kennett Square, Pa. 19348

PLAINTIFF ATTORNEY: **MARGARET GAIRO, 215-790-1010**

SALE NO. 11-11-732
Writ of Execution No. 11-04938
DEBT \$138,381.43

BY virtue of a Writ of Execution No. 2011-04938-RC

OWNER(S) of property situate in North Coventry Township, Chester County, Pennsylvania, being 1019 Riverside Drive, Pottstown, PA 19465-7062

UPI No. 17-4E-32

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$138,381.43

PLAINTIFF: CU Members Mortgage, A Division of Colonial Savings, F.A.

VS

DEFENDANT: **CHRISTOPHER M. SHIFFLETT**

SALE ADDRESS: 1019 Riverside Drive, Pottstown, Pa. 19465

PLAINTIFF ATTORNEY: **MELISSA J. SCHEINER, 215-563-7000**

SALE NO. 11-11-733
Writ of Execution No. 11-02552
DEBT \$161,458.46

ALL THAT CERTAIN message and lot of land known as 416 West State Street, situate in the Borough of Kennett Square, County of Chester and State of Pennsylvania, bounded and described according to a survey made March 1941, by Arthur Crowell, C.E. as follows to wit:

BEGINNING at the northwest corner of remaining land of Charles S. Chambers, now or late; thence by line of the same south 1 degree 38 minutes west 167.6 feet to an iron pin; thence by line of land now or late of Lorenzo D. Wilkinson, west 112 feet to an 8 inch spike; thence by land of Richard T. Worrall, now or late north 1 degree 29 minutes east 167.6 feet to the middle of West State Street; thence along West State Street east 11.7 feet to the first mentioned point and place of beginning.

CONTAINING 18,816 square feet of land, more or less.

EXCEPTING and reserving thereout and therefrom all that certain message and lot of land situate on the south side of West State Street, between Lafayette and Washington Streets, Borough of Kennett Square, County of Chester,

and State of Pennsylvania, according to a survey dated February 28, 1957, by George E. Regester, Jr., #4197 being the same premises which Robert W. Tunis, Jr. and Josephine H. Tunis, his wife by deed dated March 27, 1957 and recorded in the Office for the Recording of Deeds as aforesaid, in Deed Book C-29, Page 597, granted and conveyed unto Brandywine Matrix Corporation, a Pennsylvania Corporation.

AND being also the same premises which Brandywine Matrix Corporation by it's deed dated August 7, 1963 and recorded in the Office for the Recording of Deeds in Deed Book H-35, Page 711, granted and conveyed unto S. Frank Johnson and Mabel Johnson, his wife, in fee, said tract bounded and described as follows:

BEGINNING at an iron pin set in the South Street line of West State Street (as the same is now laid out and opened 50 feet wide) at a corner of land of Thomas B. Worrall, et ux; thence along the South Street line of said West State Street, north 87 degrees 31 minutes east 63 feet to an iron pin; thence along land now or late of Robert W. Tunis, Jr., the next three courses and distances; (1) south 0 degrees 6 minutes west 80.07 feet to an iron pin; (2) north 89 degrees 54 minutes west 11.1 feet to an iron pin; and (3) thence by a line passing along the west face of west wall of frame bungalow erected on land of Robert Tunis, Jr., now or late, south 1 degrees 49 minutes east 65.05 feet to an iron pin set in a line of land now or late of Jacob DiMarino; thence along land now or late of Jacob DiMarino, south 86 degrees 25 minutes west 54.12 feet to an old iron pin set in line of land of Thomas B. Worrall, aforesaid; thence along land of Thomas B. Worrall, north 0 degrees 6 minutes east 145.72 feet to the first mentioned point and place of beginning.

CONTAINING 8,484 square feet of land, be the same more or less.

BEING known as 416-418 West State Street, Kennett Square, PA 19348

TAX Parcel Number: 03-02-0228

RESIDENTIAL dwelling

PLAINTIFF: Wells Fargo Bank National Association, as Trustee Under Pooling and Servicing Agreement Dated as of November 1, 2004 Asset-Backed Pass-Through Certificates, Series 2004-WHQ2

VS

DEFENDANT: **GERALD PISANO**
a/k/a GERALD M. PISANO

SALE ADDRESS: 416-418 West State Street, Kennett Square, Pa. 19380

PLAINTIFF ATTORNEY: **PATRICK J. WESNER, 856-482-1400**

SALE NO. 11-11-734

Writ of Execution No. 06-08481

DEBT \$198,771.26

BY virtue of a Writ of Execution No. 06-08481

OWNER(S) of property situate in the Borough of West Grove, Chester County, Pennsylvania, being 6 Winterset Court, West Grove, PA 19390

UPI No. 05-07-0133

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$198,771.26

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for MASTR Specialized Loan Trust 2006-02

VS

DEFENDANT: **JOSEPH R. TARA-BA**

SALE ADDRESS: 6 Winterset Court, West Grove, Pa. 19390

PLAINTIFF ATTORNEY: **JOSHUA I. GOLDMAN, 215-563-7000**

SALE NO. 11-11-735

Writ of Execution No. 10-08945

DEBT \$278,518.91

BY virtue of a Writ of Execution No. 10-08945

OWNER(S) of property situate in the Township of West Caln, Chester County, Pennsylvania, being 141 Durham Drive, Coatesville, PA 19320-5538

UPI No. 28-5-246

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$278,518.91

PLAINTIFF: JP Morgan Chase Bank, National Association, S/B/M to Chase Home Finance, LLC

VS

DEFENDANT: **RANZO BENITES**
and JESSICA A. BANITES

SALE ADDRESS: 141 Durham Drive, Coatesville, Pa. 19320

PLAINTIFF ATTORNEY: **JOSHUA I. GOLDMAN, 215-563-7000**

SALE NO. 11-11-736
Writ of Execution No. 09-08568
DEBT \$34,285.92

BY virtue of a Writ of Execution No.
09-08568

OWNER(S) of property situate in West
Bradford Township, Chester County,
Pennsylvania, being 1627 Glenside Road, West
Chester, PA 19380-1540

UPI No. 50-05-0147.01B

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$34,285.92

PLAINTIFF: U.S. Bank National
Association as Trustee for RAMP 2006SP4

VS

DEFENDANT: **JERVIS S. MAR-
SHALL, JR. a/k/a JERVIS SPENCER MAR-
SHALL, JR.**

SALE ADDRESS: 1627 Glenside
Road, West Chester, Pa. 19380

PLAINTIFF ATTORNEY: **ALLISON
F. WELLS, 215-563-7000**

SALE NO. 11-11-737
Writ of Execution No. 09-09730
DEBT \$600,939.30

BY virtue of a Writ of Execution No.
09-09730

OWNER(S) of property situate in the
Township of East Goshen, Chester County,
Pennsylvania, being 1718 Towne Drive, West
Chester, PA 19380-6478

UPI No. 53-4-510

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$600,939.30

PLAINTIFF: Hudson City Savings
Bank

VS

DEFENDANT: **DAVID H. WIRTH
and CARON L. WIRTH**

SALE ADDRESS: 1718 Towne Drive,
West Chester, Pa. 19380

PLAINTIFF ATTORNEY: **ALLISON
F. WELLS, 215-563-7000**

SALE NO. 11-11-738
Writ of Execution No. 11-06141
DEBT \$283,811.71

BY virtue of a Writ of Execution No.
11-06141

OWNER(S) of property situate in the

Township of West Whiteland, Chester County,
Pennsylvania, being 148 Valley View Drive /K/
148 Valleyview Drive, Exton, PA 19341-2106

UPI No. 41-2-26.7

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$283,811.71

PLAINTIFF: CitiMortgage, Inc. S/B/M
to ABN AMRO Mortgage Group, Inc.

VS

DEFENDANT: **JAY F. PRESTO and
LINDA S. PRESTO**

SALE ADDRESS: 148 Valley View
Drive a/k/a 148 Valleyview Drive, Exton, Pa.
19341

PLAINTIFF ATTORNEY: **JOSHUA I.
GOLDMAN, 215-563-7000**

SALE NO. 11-11-739
Writ of Execution No. 10-08679
DEBT \$87,088.61

BY virtue of a Writ of Execution No.
10-08670

OWNER(S) of property situate in the
Borough of Honeybrook, Chester County,
Pennsylvania, being 173 West James Street a/k/a
104 West James Street, honey Brook, PA 19344

UPI No. No. 12-2-9.6

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$87,088.61

PLAINTIFF: First Horizon Home
Loans, a Division of First Tennessee Bank
National Association

VS

DEFENDANT: **GLENN J. ANTOSH
and KATHLEEN M. ANTOSH**

SALE ADDRESS: 173 West James
Street a/k/a 104 West James Street, Honey Brook,
Pa. 19344

PLAINTIFF ATTORNEY: **JOSHUA I.
GOLDMAN, 215-563-7000**

SALE NO. 11-11-740
Writ of Execution No. 11-03943
DEBT \$314,379.33

BY virtue of a Writ of Execution No.
11-03943

OWNER(S) of property situate in the
Township of Caln, Chester County, Pennsylvania,
being 8 Magnolia Court, Downingtown, PA
19335-2285

UPI No. 39-2N-90

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$314,379.33

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **MICHAEL**

MCVEIGH

SALE ADDRESS: 8 Magnolia Court,

Downingtown, Pa. 19335

PLAINTIFF ATTORNEY: **ALLISON**

F. WELLS, 215-563-7000

SALE NO. 11-11-741

Writ of Execution No. 08-03112

DEBT \$344,523.93

BY virtue of a Writ of Execution No.
08-03112

OWNER(S) of property situate in the
Township of Uwchlan, Chester County,
Pennsylvania, being 2904 Trinity Court, Chester
Springs, PA 19425-8746

UPI No. 33-2-338

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$344,523.93

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **KIMBERLY DEL-
LACROCE**

SALE ADDRESS: 2904 Trinity Court,
Chester Springs, Pa. 19425

PLAINTIFF ATTORNEY: **MELISSA**

J. SCHEINER, 215-563-7000

SALE NO. 11-11-742

Writ of Execution No. 09-09261

DEBT \$344,148.03

ALL THAT CERTAIN tract o land
known as Unit 7, SITUATED in West Whiteland
Township, Chester County, Pennsylvania, as
shown on a plan entitled "Foundation As-Built
Plan Whiteland Hills" prepared by Bursich
Associates, Inc., Project No. 034112, drawing
CPUNI17, dated September 30, 2004, being more
fully bounded and described as follows:

BEGINNING at a point on the north-
easterly foundation corner of Unit 7, said point
being located the following two (2) courses and
distances from a point of tangency on the souther-
ly right-of-way line of Whieland Hills Drive at the
centerline station of 11+81.93:

North 61 degrees 50 minutes 46 seconds east,
34.39 feet;

South 28 degrees 09 minutes 14 seconds east, a
distance of 18.95 feet;

THENCE 1) from the point of begin-
ning, on or along various wall faces along the east-
erly and southerly side of Unit 7, the following
eight (8) courses and distances:

South 28 degrees 06 minutes 58 seconds east, a
distance of 20.8 feet;

South 61 degrees 53 minutes 02 seconds west, a
distance of 4.5 feet;

South 28 degrees 06 minutes 58 seconds east, a
distance of 18.3 feet;

North 61 degrees 53 minutes 02 seconds east, a
distance of 2.4 feet;

South 28 degrees 06 minutes 58 seconds east, a
distance of 11.4 feet;

North 61 degrees 33 minutes 32 seconds east, a
distance of 2.0 feet;

South 28 degrees 06 minutes 58 seconds east, a
distance of 13.6 feet;

South 61 degrees 53 minutes 02 seconds west, a
distance of 32.1 feet; thence 2) through the com-
mon party wall of Unit7 and Unit 8, north 28
degrees 06 minutes 58 seconds west, a distance of
60.1 feet to a point; thence 3) on or along various
wall faces along the northerly side of Unit 7 , the
following three (3) courses and distances:

North 61 degrees 53 minutes 02 seconds east, a
distance of 11.3 feet;

North 28 degrees 05 minutes 58 seconds west, dis-
tance of 4.0 feet;

North 61 degrees 53 minutes 02 seconds east, a
distance of 20.8 feet to the point of beginning.

TITLE to said premises is vested in
Marc Dudek and Brandi Dudek by deed from
Baker Residential of Pennsylvania, L.L.C., a
Delaware Limited Liability Company dated May
25, 2004 and recorded November 5, 2004 in Deed
Book 6327, Page 1193.

Premises Being Known as: 116
Whiteland Hills Circle, Unit #7, Exton,
Pennsylvania 19341.

UPI NO. 41-2-76.8

TAX I.D. #: 41-02-0076.080

PLAINTIFF: BAC Home loans
Servicing, Lp fka Countrywide Home Loans
Servicing Lp

VS

DEFENDANT: **MARC DUDEK and
BRANDI DUDEK**

SALE ADDRESS: 116 Whiteland Hills
Circle, Unit #7, Exton, PA 19341

PLAINTIFF ATTORNEY: **MAR-
GARET GAIRO, 215-790-1010**

SALE NO. 11-11-743

Writ of Execution No. 11-04048

DEBT \$201,839.05

BY virtue of a Writ of Execution No.
11-04048

OWNER(S) of property situate in West
Brandywine Township, Chester County,
Pennsylvania, being 3060 Manor Road,
Coatesville, PA 19320-1214

UPI No. 29-4-88

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$201,839.05

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **JONATHAN B.
STOTT and LAURIE JEAN STOTT a/k/a
LAURIE J. STOTT**

SALE ADDRESS: 3060 Manor Road,
Coatesville, Pa. 19320

PLAINTIFF ATTORNEY: **MELISSA
J. SCHEINER, 215-563-7000**

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